

Address: 8, MOUNTAIN WAY, HUDDERSFIELD, HD5 0EW

About the application

Application number: 2026/90715	
What is the application for?:	Permission in principle for erection of 1 dwelling
Address of the site or building:	land off, Mountain Way, Kirkheaton, Huddersfield, HD5 0EW
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
<p>I write to formally object to the current planning application seeking permission in principle for the development of a dwelling on land opposite my property at 8 Mountain Way, Kirkheaton. I am a co-owner of 8 Mountain Way and make this representation as an immediate neighbour directly affected by the proposal.</p> <p>Firstly, a previous appeal relating to this site was dismissed in 2021 and I can see no circumstances to justify an alternate decision to this for this new application. This objection is based on this dismissal, ongoing Green Belt designation of the land, the established character of the area, and significant practical and planning harms that would arise from development of this constrained site.</p> <p>Principle of Development in the Green Belt The application site lies within the designated Green Belt, where new (non-infill) residential development is strongly resisted. Paragraphs 148–150 of the National Planning Policy Framework (NPPF) confirm that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. No such circumstances have been demonstrated. The land remains open, undeveloped and visually connected to the surrounding countryside. Development would constitute encroachment into rural land, contrary to the fundamental aim of Green Belt policy set out in NPPF paragraph 138. The site does not fall within the exception for “limited infilling in villages” under NPPF paragraph 149. It does not form part of a continuously built-up frontage and instead projects into open land. The proposal therefore conflicts with NPPF paragraph 149 and with Kirklees Local Plan Policy LP59, which strictly limits development within the Green Belt.</p> <p>Character and Appearance Mountain Way is characterised by dwellings set within generous plots and, importantly, by consistent front garden setbacks from the lane. This setback is a defining feature that contributes to the area’s semi-rural character. The application site is extremely constrained and cannot accommodate a dwelling of appropriate scale, layout or appearance in keeping with nearby development. Any</p>	

appropriate scale, layout or appearance in keeping with nearby development. Any dwelling of reasonable size would likely be three storeys. This would be wholly out of character and visually dominant. The lack of any meaningful front setback would result in a cramped and incongruous form of development, contrary to NPPF paragraph 130(a)–(c), which requires development to be sympathetic to local character and form.

Highway Safety, Access and the Private Lane

Access would be taken from Mountain Way, a narrow private lane with limited width and poor passing opportunities. The additional traffic generated by a new dwelling would raise concerns regarding highway safety, manoeuvrability, bin collection access and emergency access, contrary to NPPF paragraph 111.

The submitted information also appears to rely on a private laneway subject to existing rights of way. I object to any use of this laneway for construction or residential access and seek clarification as to whether the proposed dwelling has lawful vehicular access rights and maintenance responsibilities.

Parking and Amenity

The constrained nature of the site severely limits the ability to provide adequate on site parking and turning, likely resulting in reliance on the narrow lane to the detriment of safety, residential amenity and users of the lane.

For these reasons, the proposal constitutes inappropriate Green Belt development, harms local character, raises serious access and highway concerns, and fails to comply with the NPPF and Kirklees Local Plan policies. I therefore respectfully request that the application be refused once again.