About the application

Application number: 2026/90868	
What is the application for?:	Erection of detached dwelling (part within a Conservation Area)
Address of the site or building:	Land north of, 39, Hightown Lane, Holmfirth, HD9 3HY
Postcode:	M33 6WX

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

I am the owner of the property immediately adjacent to the proposed development. I have concerns about the proposed plans as follows:
My objections below link to key design principles set out in the 'Kirklees house builders design guide SPD' and the 'Holme Valley Neighbourhood development plan'.

1) “Overbearing Impact" (Key Design Principle 6) - developments should not make neighbours feel "unduly hemmed-in". I am concerned that the position/building line of the proposed house creates a dominant wall that reduces my outlook from the garden. The position, size, height and closeness of the building will create a significant impact on my private amenity space and make it feel very hemmed in.

2) "Overshadowing" (Key Design Principle 5) - explicitly protects private gardens. The proximity and size of the proposed building means that my private garden will be unreasonably overshadowed.

3) "Protecting the Building Line" - HVNDP Policy 2 (Built Character): This policy requires new developments to "respect the existing grain of development" and the "scale, mass, height and form" of existing buildings. The building line in the plans does not follow the line of existing terrace houses on Hightown Lane. Staggering of the building line so close to the end of the terrace will break the grain and will be an "incongruous feature".

4) Protection of Privacy - 'Habitable rooms should not look sideways into your garden unless significantly set back from the boundary'.

I feel the distance between is not sufficient.