

Address: 99, Huddersfield Road, Holmfirth, HD9 3JA

### 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: A general comment	
Do you wish your comments to be published on the website anonymously?	No
<p>I would like to provide some observations regarding the proposed development. I appreciate that many of these matters may already have been considered within the application, but I would be grateful if the following points could be clarified or taken into account as part of the assessment.</p> <p>1. Drainage, Surface Runoff and Flood Risk</p> <p>I would welcome clarification on how surface water runoff and drainage are being managed, particularly given the position of neighbouring properties along Huddersfield Road.</p> <p>* How will runoff be controlled to avoid any additional impact on surrounding properties? * Are sustainable drainage systems (SuDS) included within the design?</p> <p>The role of existing vegetation and trees in absorbing water also seems relevant in this context.</p> <p>2. Impact of Trees and the Natural Environment</p> <p>If tree removal is proposed, it would be helpful to understand:</p> <p>* How this may affect local drainage and water absorption * Whether replacement planting or other mitigation is planned * How the development aligns with policies on environmental protection and landscape character</p>	

### 3. Construction Process and Local Impact

I would appreciate further detail on how construction will be managed:

- \* Access arrangements for construction vehicles and machinery
- \* Measures to minimise disruption from noise, dust, and general activity
- \* Proposed working hours

This would help reassure residents about the temporary impact during the build phase.

### 4. Light, Privacy, and Living Conditions

Given the addition of a two-storey structure, it would be helpful to understand:

- \* Whether any assessment has been undertaken regarding sunlight and daylight to nearby properties, particularly those between 97–101 Huddersfield Lane
- \* How potential overlooking or privacy impacts have been considered

### 5. Traffic and Highway Considerations

Clarification on traffic and access would also be appreciated:

- \* How construction traffic will be managed
- \* Whether there are any anticipated impacts on local road safety or congestion

### 6. Planning Policy Context

I understand that the proposal will be assessed against relevant planning policies, including the National Planning Policy Framework and local development policies. It would be reassuring to know how the development aligns with guidance on environmental sustainability and residential amenity.

### Conclusion

I hope these comments are helpful in ensuring the development is considered carefully in relation to its surroundings and neighbouring properties. I appreciate that many of these matters may already form part of the application, and I would welcome any clarification where available.