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 wish to object to the above planning application on the following grounds.

The proposed dwelling is significantly out of scale and out of character with the surrounding built environment on Hightown Lane, and the building line to the east side starting with 39 Hightown Lane. The size and overall prominence of the proposed house would appear disproportionate when viewed alongside the adjacent smaller traditional terraced properties. The development would therefore fail to respect the established pattern, grain and character of the street scene.

I believe the proposal conflicts with the principles set out within the Kirklees House Builders Design Guide, which seeks to ensure that new development responds positively to local character, scale and context. The proposed development does not appear to integrate sympathetically with neighbouring properties and instead represents an overly dominant form of development for this location.

I also consider that the development would have an overbearing impact upon neighbouring residents. Due to the scale and siting of the proposed dwelling, there are concerns regarding loss of outlook, overshadowing and the intrusive presence of the building in relation to nearby homes. In addition, the positioning of windows and overlooking opportunities raise concerns regarding loss of privacy for neighbouring occupiers.

Furthermore, I am concerned by the removal and destruction of existing trees and vegetation on the site. The land lies adjacent to, or close to, Green Belt countryside. The loss of this vegetation is likely to have a harmful impact on local wildlife and biodiversity, particularly for birds and small animals which rely upon these habitats.

These concerns appear contrary to policies within the Holme Valley Neighbourhood Development Plan, particularly those seeking to protect landscape character, biodiversity, residential amenity and locally distinctive design. The proposal fails to demonstrate sufficient sensitivity to the semi-rural character of the area.

Finally, given the scale of the proposed dwelling, there would be significant impact on the adjacent highways and on the traffic on Hightown Lane. The building work would result in excessive noise and disruption for residents for a lengthy period of time. The impact being particularly acute during spring and summer when they wish to enjoy their gardens and have windows open.

Thank you for your consideration of these concerns.