

About the application

Application number: 2026/91314	
What is the application for?:	Erection of detached supported-living dwelling with associated access, parking,
Address of the site or building:	Ash Meadow, East Avenue, Lindley, Huddersfield, HD3 3LW
Postcode:	HD3 3LW

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
Ashmeadow is a fine 1927 Arts and Crafts house by Lunn and Kaye situated in Character Area 6 as defined in Kirklees Council's Edgerton Conservation Area Appraisal with a matching designed garden with features such as banking, walling, trees and rhododendrons, much of which survives to this day. The site proposed for the house is approximately 1.5 metres below the ground level of the house at 2 East Avenue. The intervening ground within the Ashmeadow garden has up to three levels of low walling and banking, this rising over a horizontal distance of about 3 metres to the boundary fence. This area contains numerous tall shrubs and trees, some many decades old, others planted close together in about 1990. The current ground structures successfully support both the boundary itself and the drive and house/garage very close behind at 2 East Avenue. The application documents describe a new drive cut through the attractive East Avenue stone paving and walling, then running gently downhill alongside, and very close to, the 2 East Avenue boundary fence before reaching a vehicle turning area, this again coming very close to the boundary fence. We are happy with the principle of a new house of the size, design and materials, but ask for much greater detail and precision to be provided in four areas that follow. We also ask for the agreed outcome on these matters to be made conditions of an approval, alongside what we would expect to be the conditions for any development very close to existing residential properties, regarding noise levels, daytime-only deliveries and onsite working, with no trade or delivery parking on the narrow road that is East Avenue. Areas of Concern 1) Tree removals - See below for details 2) Drive position and gradient - See further below for details 3) Lighting along the drive, in the turning area and at the front of the house	

- 3) Lighting along the drive, in the turning area and at the front of the house
– we ask for a condition that any and all lighting in the above areas be directed downwards, so as not to shine above the existing 1-5m high boundary fence across towards 2 East Avenue.
- 4) Precise ground level and position of the house
– we ask for a condition that the house ground level be at the same level as the existing Ashmeadow garden and that its precise ground location be fixed at distances from adjoining existing properties no less than shown on the already submitted plans.

TREE REMOVALS

The plans for the drive and house imply the removal of many trees but, although a detailed 'Tree Constraints Plan' has been submitted, we cannot see mention of specific trees and large shrubs/mini-hedges, plotted by precise location on a scaled plan, which are requested to be removed, let alone any replacements being proposed. We regard this as a significant omission for such an application in the Edgerton Conservation Area and ask that this be rectified, prior to consideration of the application.

A particular point of concern is the mature screen of non-native trees, forming 9G on the Tree Constraints Plan. These trees were planted in the early 1990s when 2 East Avenue was being built and are now largely age-expired and in poor condition. We are concerned that they will be impacted by drive construction work close to the boundary, as they look to sit atop existing garden walling which, combined with the tree roots, is likely to contribute to the current structural stability of the raised ground along the boundary with 2 East Avenue. We would like to see requested removal with an accompanying plan to ensure ground stability and appropriate replacement tree/shrub planting along the existing boundary fence.

We also ask that the tall holly 'hedge' (10G on the Tree Constraints Plan), alongside the easternmost section of boundary fence between Ashmeadow and 2 East Avenue be maintained. This ought not affect construction of the proposed new house a short distance behind it and will give the new house's occupants and carers a good measure of privacy.

DRIVE POSITION AND GRADIENT

A large mature sycamore tree (1T on the Tree Constraints Plan) forms part of the boundary between 2 East Avenue and this site. It lies within 1 metre of the East Avenue walling and sits on a raised ground level about 30 cm ABOVE the East Avenue road level. Alongside the nearby mature lime tree (2T), this forms part of the delightful roadside tree cover of this part of the Conservation Area. The submitted plan suggests a level entry for the proposed new drive about 1 metre from the boundary at the point of tree 1T.

As this mature tree (1T) on the 2 East Avenue and road boundary must be retained to maintain the character of the conservation area, we are puzzled that the drive is planned to come through what the Tree Constraints Plan shows to be within the 'minimum root protection area' of boundary tree 1T as well as that of nearby tree 2T. Remembering that tree 1T also has a higher ground level base than the road, we ask how a drive can come through here without causing severe, possibly fatal, damage to this tree?

We ask that a plan for the drive entry point be resubmitted which respects both the survival of tree 1T and the use of 'no dig' construction method, as is already proposed for the nearby oak tree 5T. We also ask that any pavement removed is replaced by matched stone setts to maintain the conservation area character, as was done when the drive for nearby 2 East Avenue was constructed in 1992.

Additionally, we can find no mention of how construction of the drive route will impact the internal garden walling features currently in place. If these are to be removed, we ask that a plan be provided as to how will be guaranteed the maintenance of structural stability of the ground immediately to the south against the boundary which, by the point the drive reaches the turning area, will be over 1 meter higher.

In any case, we ask for a replacement tree planting plan to cover, at minimum, new planting along the boundary, as is normal within the Edgerton Conservation Area.