

DC Admin

From:
Sent: 15 July 2026 16:07
To: DC Admin
Subject: Objection and Comments on Planning Permission Application - 2026/91423 - 85 Hartshead Lane
Attachments: 85 HH Lane Hartshead - Estate Agency Details.pdf

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Please find below my objections and comments on Planning Application 2026/91423 (85 Hartshead Lane) below.

Many thanks

Factual Inaccuracies and Absent Detail in the Application for Planning

The completed forms inaccurately describe the site as not visible from the road or footpath. This is not the case and was correctly described in the previous and highly relevant application for Lawful Development (2024/93043).

The application form contains a great deal of redacted detail including those relating to the proposed development itself so it is impossible to check their validity.

The previous application for Lawful Development (2024/93043) rejected the outbuilding but approved two substantial side extensions to the main dwelling. This latest application makes no reference to the previous application.

The planning application does not contain much detail, on size, floor areas, height and comparisons with the existing developments on the site including the large detached garage/workshop, outbuilding and gazebo. Far more detail was contained in the application for Lawful Development (2024/93043). However, the purpose and use of the outbuilding have fundamentally changed and the owner is adopting a completely different scatter gun strategy to attempt to achieve planning permission on this occasion.

It is highly implausible that no trees or bushes will be cut, removed or pruned to complete this outbuilding (see answer in application).

Overall Comments

We object to the inappropriate design, huge scale, height and location of this outbuilding development in a greenbelt area adjacent to a Grade 2 listed building. The reasons for the development have completely changed from the Lawful Development Application (2024/93043) and this appears to be driven by a need to use everything and anything to justify this inappropriate large outbuilding application. The building is a quasi-extension and is only a few inches from the main dwelling. It should not therefore be treated as a building for purposes incidental to the enjoyment of the dwellinghouse. It seems very likely this being used as a stepping stone to be incorporated into the living space of the main dwelling in due course. If this

building was a truly stand-alone discrete outbuilding it would be much further from the main dwelling as is the case of the large external detached double garage/workshop on the far left of the site which is away from neighbouring main gardens. If you were interested in providing a less environmentally damaging outbuilding you would build it on the LHS (left hand side) of the property where there has already been substantial development in the form of large detached double garage/workshop and gazebo, wood store and extended tarmac and hard standing areas etc. In addition, I would assume the size and height would be substantially smaller given the very limited use case and lack of need to match the main dwelling.

The plan for the outbuilding will cover three quarters of the width of my garden to an overall height of 4.1m which is very out of line with a residential development on a greenbelt site. The planned outbuilding is around 3-4 times the size of the original house footprint of 65 m2 and will completely dominate and overshadow our garden. We have lived in this house for nearly 30 years and have had no reason to complain about planning applications or neighbours. The level of spin and misinformation in this latest application has resulted in me adopting a more forthright opposition position. The proposed outbuilding will negatively affect the enjoyment of my garden and will provide additional noise both during and after construction. This outbuilding will ruin our existing patio and seating areas in our garden which is already a relatively narrow and small private space. The owners appear to want to maximise the damage to my property and aspect and have also chosen not to inform those neighbours most affected by these plans and the previous lawful development plans.

Specific Comments

The vast size, scale, height and location of the proposed outbuilding is completely out of keeping with the location in a green belt adjacent to a Grade 2 listed building. It will completely overshadow my limited and narrow garden space covering three quarters the width of my garden. The location and size of the outbuilding have been chosen to maximise the inconvenience and negative externality to our house.

The latest plans lack detail on exact sizes and floor areas (unusual for a full planning application). There were details shown in the previous Lawful Development Application (2024/93053) but these plans understated the actual floor area of the outbuilding. Based on the very limited information provided the outbuilding will be at least 3-4 times the size of the original house footprint of 65m2 and seems more in keeping with a commercial development than an incidental outbuilding for personal use.

There is no plausible reason why this outbuilding has to be so tall, so extensive and close to my property unless of course it is a stepping stone to an extension joined to the main dwelling. It is noteworthy that the design, windows and roof line seem to match to existing housing and the side extensions already approved in outline terms. This would not be necessary if located well away from the main dwelling.

The photographs and commentary in the document described as Photos General [ID 1141614] are highly misleading and largely irrelevant in parts. Most of the issues raised in the document are self-inflicted. The owner has spent the last couple of years pulling up flagstones, damaging the RHS (right hand side) of his property and allowing it to be overgrown to enhance his application for both extensions and outbuilding. In the last few months, he has taken to dumping building and household waste on his lawn and covering this with cut grass to make the site look as neglected and rundown as possible. This is all part of a wider strategy of making the RHS of his property look so much worse than the overdeveloped and well maintained LHS. See Plate 5, 6 and 7 and 11. The LHS of the property has been maintained to a very high level as in the case of the previous owners. With regards the RHS, wilful neglect would be a fair description.

Plate 5 in the Photos General Document refers to established high hedging naturally screening neighbours. This is highly disingenuous as almost all of this 'hedging' dies back in the winter to leave us looking at a 4.1m high wall across three quarters of our garden under these plans. Plate 5 also shows the building rubble and general waste that has been dumped on this side of the house (the current situation is

now much worse). Most of the RHS of the property was lawned before the current owners decided to use it as a general dumping ground for material removed from elsewhere on the property. See attached document which is the original estate agency details for the property when bought by the owners. As you can see the property was well maintained and the RHS of the property was in good order and condition. The planned site was previously covered by lawn, garden, hedging and a large Yorkshire stone patio.

Repeated references to medical and clinical requirements including blue badge access in the document were not part of the original Lawful Development Application and seem to have been added very recently to leverage the need for such a large outbuilding. As far as I am aware there are no blue badge holders living in the main dwellinghouse. A strategy of applying everything and anything to application seems to be order of the day.

General Comments

The owner has already substantially developed the site to the front and LHS of the property. Including adding a 6-7 foot high stone wall at the front of the house that is adjacent to a main road and restricts visibility. The original wall matched the RHS at around 3-4 foot high. In addition, two large side extensions and a porch were recently approved but information on this was conveniently excluded from this latest application.

We would like to see a thorough review of the work carried out so far and close scrutiny of any further work as I am doubtful as to the true motivations for this application. If you include the two large extensions already given general planning permission, the changes to the front wall and garden on the LHS, these developments add up to a substantial development before we add the large planned outbuilding. The outbuilding alone is at least 3-4 times the original house footprint of 65m² and this is before any extended patios, seating areas or paved footpaths are added.

111 Hartshead Lane



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Highfield House

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HIGHFIELD HOUSE IS A STUNNING 3 BEDROOM DETACHED PERIOD PROPERTY LOCATED IN APPROXIMATELY 1 ACRE OF LAND, APPRECIATING AN ELEVATED POSITION WITH A LONG SWEEPING DRIVEWAY. WITH SO MUCH POTENTIAL TO RECONFIGURE AND REFURBISH, THE PROPERTY ALSO INCLUDES THE OPPORTUNITY TO GAIN PLANNING PERMISSION FOR FURTHER DWELLINGS.

Highfield House offers a rare opportunity to purchase a property with significant views, land and opportunity to extend, improve and develop.

A much beloved family home that has been extended to provide 3 bedrooms, 3 reception rooms, kitchen, study (wired for broadband) and double integral garage. The property further includes another detached double garage and additional stable block, workshop, greenhouse and potting shed.

Though planning permission has never been applied for, the previous occupants have explored converting the detached garage and acquiring the orchard as part of their own private garden, a viewing better explores the potential. Again another suggestion, all subject to usual constraints is to procure a building plot directly taken from Hartshead Lane into the grounds to the right of the driveway. Then we have the adorable stable block with pebbled driveway and slate roof that provides great annexe potential.

All suggested changes will never impact on the most impressive of views that are best appreciated from the first floor landing and front facing bedrooms.

Fringed by countryside with local amenities close to hand, the property has Hartshead junior and infant school within close walking distance to the property. Attractions include Dewsbury Country Park, Ponderosa Zoo and the ever popular Whiteley's Garden Centre. The property has the added benefit of Birstall Retail and Entertainment Park being located less than a few miles away, and a choice of gastro-pubs including the famous Old Mill Pub within a 7 minute radius. Close to motorway networks accessing the M62 and M1, and easily accessible to Leeds, Huddersfield and Wakefield within 10 miles in a car. Both Huddersfield and Dewsbury are served with train stations that offer fabulous commuter links.

KEY FEATURES

The property is well presented throughout and is offered to the market with no upward chain.

Both the dining room and the sitting room have generous dimensions taking large furniture. Away from the sitting room is access to a cellar with wooden steps. We have been informed that this is vastly dry and offers large storage space in which standing is possible.

The property has a study which has been wired for broadband.

All 3 first floor bedrooms are well proportioned with 2 king size bedrooms and a generous single with fitted furniture.

There are two bathrooms, one of which is ensuite and ground floor cloakroom with low level w.c. and wash basin with pedestal.

The kitchen is fitted with a vast range of mahogany shade cabinets and integral appliances which include NEFF electric oven, 4 ring gas hob, 1 1.2 sink and drainer and granite worktops.

Access to the integral garage is through the kitchen which allows further access to white goods. The garage has electric dual fob controlled doors.

The garden room has views to two elevations and access to the garden.

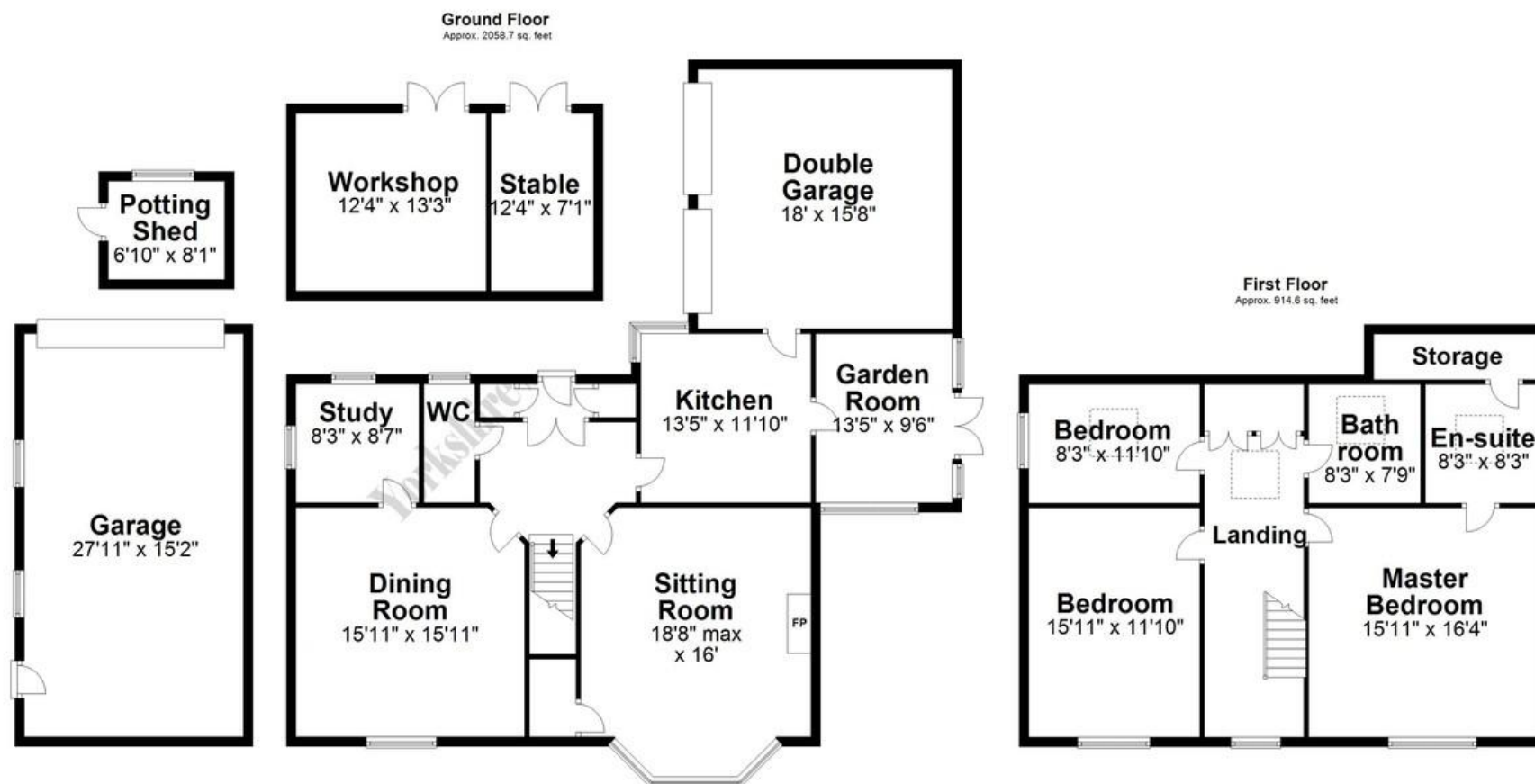
The plot size is estimated to be around one acre and includes a small orchard, out buildings, vast lawn, allotment, lighted tarmac driveway and secret ornate garden.

Located in Hartshead on the edge of Roberttown Village, Highfield House is one of the most admired properties in the region offering a highly commutable location with Leeds only 13 miles away, Sheffield 34 miles, Manchester 35 miles and Mirfield train station with direct services to London only 4 miles away. The adjoining outbuildings, the detached single garage and stable block, offer scope to convert to a variety of uses, subject to planning.

All suggestions regards planning have not been formerly investigated and are purely ideas on what may take place.







Total area: approx. 2973.3 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or D.Y. Energy Assessors.
Plan produced using PlanUp.

Highfield House, Harthead Lane, Liversedge

PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the vendor. The agents have not had the sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.
MEASUREMENTS: All measurements are for general guidance purposes only and are approximate. Due to variations and tolerances in metric and imperial measurements, measurements contained in the particulars must not be relied upon for ordering carpets, furniture etc.



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