Address: Clough Head, Slaithwaite Gate, Huddersfield, hd7 4nw

About the application

Application number: 2026/91445	
What is the application for?:	Demolition of existing garage/storage building and erection of two storey dwelli
Address of the site or building:	1, Clough Head, Slaithwaite Gate, Bolster Moor, Huddersfield, HD7 4NW
Postcode:	HD7 4NW

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No

This objection is submitted by the owners and occupiers of Clough Crest, which directly adjoins the application site.

Site Context
The application site lies adjacent to land associated with Clough Crest, which is currently subject to an active pre application enquiry with Kirklees Council under (Ref. 2026/20509) exploring a form of development designed to respond appropriately to site constraints, levels, and neighbouring relationships.
While redevelopment of the existing garage and workshop buildings may be capable of accommodating some form of development, any proposal must be proportionate, carefully designed, and responsive to the physical constraints of the site and its surroundings.
The current proposal fails to achieve this and represents an over intensive form of development that would result in unacceptable harm to residential amenity, local character, drainage conditions, and the openness of the Green Belt.

1. Overdevelopment of a Constrained Site
The proposal seeks to replace a modest garage and workshop with a substantial detached dwelling of approximately 149 sq.m arranged over two storeys.
The site is irregular in form and closely constrained by neighbouring development. The proposed dwelling is disproportionate in scale and massing relative to the plot and results in a cramped form of development with limited separation distances.
This represents an over intensive use of a constrained site that fails to integrate appropriately with its surroundings.

2. Harm to Residential Amenity
The proposed development would result in unacceptable impacts upon Clough Crest through overlooking, loss of privacy, visual intrusion, and loss of outlook.

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This relationship is compounded by the difference in land levels, with the application site sitting approximately one metre higher than Clough Crest. Even with any minor lowering of ground or floor levels, this level difference would remain and would not materially reduce overlooking or dominance.
The replacement of low-level outbuildings with a substantial two-storey structure would fundamentally and harmfully alter the relationship between the sites.

3. Character, Appearance and Design
The surrounding area is characterised by traditional stone-built properties with natural slate roofs forming a consistent rural character.
The proposed dwelling introduces a larger and more visually prominent structure, incorporating timber cladding and a dark steel metal roof and gable end. While contemporary design is not precluded, the scale, materials and elevated position would appear incongruous within this context.
The proposal fails to respond positively to the established character of the area.

4. Impact on Heritage Setting
The site contributes to the wider rural setting of nearby Grade II listed buildings.
The proposed dwelling, by reason of its scale, form and material palette, would detract from that setting and erode the character which contributes to the significance of these heritage assets.

5. Green Belt Considerations
The site lies within the Green Belt.
While the proposal involves removal of existing buildings, the replacement dwelling would be substantially larger, taller and more visually intrusive than the existing structures.
The development would therefore result in a significant increase in built form and would have a materially greater impact on the openness of the Green Belt than the existing development.
The application does not demonstrate that this level of harm is justified.

6. Drainage, Septic Tank and Environmental Constraints
While the submitted site plan indicates the position of a proposed septic tank, it does not provide sufficient information to demonstrate that a fully compliant and effective foul drainage system can be achieved.
In particular, no drainage field or soakaway area is clearly identified within the application site, and no supporting information is provided in relation to:

Ground conditions and infiltration rates
The extent and location of the drainage field
Compliance with required separation distances
Long-term operation and maintenance

Given the constrained nature of the site and the proximity of the proposed tank to the site boundary, it is unclear whether a compliant drainage system can be accommodated entirely within the application site.
This concern is reinforced by the site's topography, with the application site positioned approximately one metre higher than adjacent land at Clough Crest. Any oversaturation or failure of the system would be likely to direct flows toward

neighbouring land.
Historic legal deeds also confirm the presence of an existing shared septic system serving established properties. These arrangements relate to defined levels of use and do not demonstrate that additional residential units can be accommodated.
The application does not clearly confirm that the proposed dwelling will be served by a fully independent and self contained drainage system, nor does it demonstrate that no reliance will be placed on existing private drainage infrastructure.
In the absence of a robust and clearly defined drainage strategy, there is uncertainty as to how foul drainage will be managed in practice, and there is a significant risk of adverse impacts on neighbouring land and residential amenity.

Further objections to follow points 7 - 12