

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
Further comments linking to submission FS-Case-846667594	
7. Surface Water and Flood Risk The site lies above a natural low point that drains toward Clough Crest and the adjacent highway. The area has experienced flooding during periods of heavy rainfall, including some significant event affecting both properties, demonstrating existing drainage pressures. The introduction of additional hardstanding and built form is likely to increase surface water runoff. Without a clear and effective surface water management strategy, the proposal risks exacerbating existing flooding issues and directing water toward neighbouring land. 8. Relationship with Adjacent Land The proposal introduces a substantial two-storey structure close to the shared boundary, with principal windows oriented towards adjacent land. Development should not be designed on the assumption that neighbouring land will remain undeveloped or unrestricted. A more carefully considered scheme would reduce scale and control overlooking. The current layout creates a sensitive and conflicting relationship between adjoining sites. 9. Highway and Access Considerations The proposal relies on an access that connects to Slaithwaite Gate close to a constrained junction. Although the increase in traffic from a single dwelling may be relatively modest, the location raises concerns regarding visibility, manoeuvring space and suitability for service and emergency vehicles. 10. Alternative Development Approach An active pre application enquiry is underway in respect of adjacent land, exploring a more modest and carefully considered form of development	

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That approach adopts a reduced scale and layout which responds to overlooking, drainage and site constraints, demonstrating that development may be possible in principle, but that the current proposal is an unnecessarily intensive and poorly resolved scheme.

11. Relationship and Impact on Neighbouring Amenity

Views from the principal living areas and garden at Clough Crest demonstrate the close spatial relationship between the application site and the primary private amenity space.

The existing arrangement comprises low-level structures which do not give rise to overlooking or visual intrusion, maintaining a reasonable level of privacy.

The proposed development would introduce a substantial two-storey structure with first-floor windows providing elevated and direct views into the garden, patio area and towards the main living space.

Given the height of the proposed building, existing boundary treatments would not provide effective screening from upper levels. This would result in a material and harmful change in the relationship between the properties, leading to increased overlooking, loss of privacy, and a more dominant and intrusive built form.

12. Site Visit Request

Given the differences in land levels, proximity between properties, and the orientation of the proposed windows, it is respectfully requested that the case officer undertakes a site visit from Clough Crest.

The submitted drawings do not fully convey the extent of overlooking, visual dominance or the effects of the elevated position of the development. Assessment from neighbouring land would provide a more accurate understanding of these impacts.

While redevelopment of the existing garage and workshop may be acceptable in principle, the proposal represents an over intensive and poorly designed form of development.

It would result in:

- Overdevelopment of a constrained site
- Harm to residential amenity through overlooking, dominance and loss of privacy
- Harm to local character and the setting of nearby heritage assets
- Increased impact on the openness of the Green Belt
- Unresolved drainage and flood risk concerns
- Poor relationships with neighbouring land.

When considered cumulatively, these impacts represent unacceptable planning harm. For these reasons, it is respectfully requested that planning permission be refused.