

About the application

Application number: 2026/91468	
What is the application for?:	Erection of one dwelling and associated works
Address of the site or building:	Land Adj, 18, Broadacres, Honley, Holmfirth, HD9 6ND
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
Thank you for the opportunity to comment on this application. I wish to object to the proposed development for the following reasons. 1. Loss of public open space and therefore amenity value: This land has been understood, designated and used as Public Open Space for around 25 years. When homes on Broadacres and were marketed and sold, the land was shown as open space and formed part of the overall layout of the estate. Over many years it has been used by local residents for dog walking, children's play, informal recreation and general enjoyment of the area. There is also a well-established footpath crossing the site which has been used regularly for many years. Historic aerial photographs show the land remaining undeveloped and functioning as open green space. For local residents this has never felt like an unused building plot waiting to be developed. It forms part of the character of Broadacres and provides one of the few areas of accessible green space within the immediate neighbourhood. Building a house on the site would permanently erode the open and spacious character that residents have enjoyed for the past 25 years. 2. Extension of the highway and potential future development My biggest concern with this application is the proposed extension of the existing highway into the open space. The submitted plan shows the road continuing beyond its current end point towards the field beyond the site. This appears excessive for a single dwelling and raises legitimate concerns that the road extension is being put in place to facilitate future residential development beyond the current application site. The proposal should therefore not be viewed simply as one house. The construction of a new road into former open space has far wider implications for the future character of the area. With this site, residents have already seen land originally intended as public open space become available for development. It is therefore automatic to question whether the road extension is intended to create access for further housing in the adjoining field at a later date. If that happened, the impact on the character of the area, traffic levels, views and amenity of existing residents would be substantial. I would ask the Council to give careful scrutiny to why this highway extension is necessary and what, if any, future development opportunities it could create, which I would strongly object to.	

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3. Concerns regarding the removal of the Section 106 open space obligations:

I remain concerned that the discharge or variation of the planning obligations relating to this land took place without the residents most affected being aware of the implications. Given the site's long history as public open space, I believe considerable weight should be given to the expectations created by the original planning permissions and the established use of the land over the last two decades.

Whilst I appreciate that the legality of previous decisions may not be determined through this application, the planning history of the site and the circumstances surrounding the removal of the open space restrictions are relevant background considerations which should be taken into account.

4. Impact on residential amenity:

The proposed dwelling would remove the open aspect currently enjoyed by neighbouring properties and introduce a building where none has existed throughout the lifetime of the estate. I am concerned that the development would result in increased overlooking, reduced privacy and some loss of daylight and sunlight to neighbouring homes, particularly those immediately adjacent to the site.