

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
Dear Planning Officer, I wish to formally object to Planning Application 2026/62/91468/W for the proposed dwelling on the land adjacent to my home at Broadacres, Honley. My objection is based on the following material planning considerations. Planning History and Loss of Public Open Space The planning history of this site raises significant concerns. The original development plans for Broadacres clearly identify this land as Public Open Space, intended to serve both the Kenneth Hall and Jones Homes developments. Supporting documentation from Kirklees Council, dated 8 May 2003, confirms that the land had been designated as Public Open Space and states that the two adjoining areas of open space were intended to be linked together, with a children's play area incorporated within the site. For more than twenty years this land has remained undeveloped and has become an established and valued part of the neighbourhood. It provides an attractive open aspect, informal recreational space, a safe area for local children, dog walkers and residents, and an important pedestrian link between Broadacres and Honey Head Lane. Given this documented planning history, I respectfully ask the Council to carefully consider: * the original planning permission and associated conditions; * whether any planning obligations relating to the Public Open Space remain relevant; * when and why the land's designation was changed to permit residential development; * whether the loss of this long-established open space is justified. Harm to the Character of the Area	

The open space forms an important part of the character of Broadacres. Existing properties are set within generous plots with open views that contribute to the spacious appearance of the estate.

Introducing a dwelling onto this relatively small parcel of land would represent an infill development that is out of keeping with the established layout of the estate and would significantly erode the openness that has existed since the development was originally constructed.

The proposal therefore appears to constitute overdevelopment of the site and would harm the visual character of the area.

Loss of Residential Amenity

The proposed dwelling would overlook my property and garden from across the road, resulting in a noticeable loss of privacy and reducing the enjoyment of my outdoor living space.

The introduction of an additional dwelling would also increase noise and general disturbance, both during construction and once occupied, affecting neighbouring residents who have enjoyed the benefits of this open area for many years.

Highway Safety and Parking

The proposal will generate additional vehicle movements and parking demand within an established residential estate. This has the potential to increase congestion and reduce highway safety for residents, visitors and pedestrians.

Pedestrian Access

Evidence from the original Land Registry TP1 plan appears to show that pedestrian access was intended to be provided between Broadacres and the adjoining Public Open Space. There is also a physical opening within the existing dry-stone wall that supports this original design intention.

The Council should carefully consider whether this long-established pedestrian connection should be retained and whether the proposal would unacceptably reduce public accessibility between the two developments.

Boundary Issues

There are unresolved questions regarding the ownership and long-term maintenance of the boundary shrubs adjoining my property. These should be clarified before any development proceeds to avoid future disputes and to ensure that existing landscaping is properly protected.

Conclusion

While I appreciate the need for new housing, I believe this proposal fails to respect the

planning history of the site, the character of the Broadacres development, and the amenity of neighbouring residents.

The development would result in:

- * the loss of a long-established and valued open space;
- * development that is out of character with the surrounding estate;
- * overdevelopment of a constrained plot;
- * loss of privacy and residential amenity;
- * increased traffic, parking pressure and noise;
- * the potential loss of an established pedestrian connection; and
- * unresolved boundary and landscaping issues.

For these reasons, I respectfully request that Kirklees Council refuses planning permission for this application. At the very least, I ask that the Planning Officer fully addresses the planning history of the site, the original designation as Public Open Space, and the supporting documentary evidence within the Officer's Report before any decision is made.

Yours faithfully