

About the application

Application number: 2026/91993	
What is the application for?:	Outline application for residential development (one dwelling)
Address of the site or building:	land off, Longley Edge Road, Hade Edge, Holmfirth, HD9 1RS
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
I wish to formally object to the above planning application on the following material planning grounds: 1. Highway safety, traffic and unsuitable access The proposed development would be accessed by an unadopted lane which is already increasingly busy and, in my opinion, unsuitable for further traffic. The lane has no pavement or safe pedestrian area and is regularly used by children playing and by local residents on foot. Vehicles already travel along the lane at speed. An additional dwelling would generate more vehicle movements from residents, visitors, deliveries and service vehicles, increasing the risk to children, pedestrians and other road users. As the proposed property would be situated at the far end of the lane, vehicles would have to travel along its full length to reach it. I do not believe the existing access is suitable or safe enough to accommodate the additional traffic. There is also increased traffic associated with the development of the pub at the end of the lane. This creates additional vehicle movements and makes the junction where the lane meets the main road increasingly busy and dangerous. Further development would add even more traffic to an access which is already difficult and presents a highway safety concern. 2. Previous planning application and consistency of decision-making I previously applied for planning permission for stables accessed from this same lane. Although that application was refused some time ago, one of the reasons for refusal related to concerns about the access. The access arrangements and physical condition of the lane have not improved or materially changed since that decision. If anything, the situation has worsened due to	

materially changed since that decision. If anything, the situation has worsened due to the lane becoming busier and the additional traffic associated with the development of the pub at the end of the lane.

I therefore ask the council to take the previous decision into account. A permanent residential property would be expected to create regular, year-round vehicle movements and could have a greater impact than the use previously refused.

3. Dust, noise and disturbance

The lane already generates a considerable amount of dust when vehicles travel along it, particularly during dry weather. As traffic on the lane has increased, the dust, noise and general disturbance experienced by residents have also increased.

The additional traffic generated by the proposed dwelling, including construction traffic during the building works, would make these existing problems worse and adversely affect the living conditions of nearby residents.

4. Effect on trees and the landscape

There are numerous established trees along and close to the boundary of the proposed development site. These trees contribute to the appearance, landscape character, privacy and natural environment of the area.

I am concerned that the proposed development could effect the wildlife disturbance, either during construction or after the property is occupied. A full tree & Bat survey and assessment of the root-protection areas should be undertaken before any decision is made.

5. Loss of sunlight and impact on living conditions

Due to the proposed location, height and scale of the development, I am concerned that it would significantly reduce the sunlight and natural daylight currently received by neighbouring houses and gardens, particularly during the summer months.

This could cause an unacceptable level of overshadowing and would negatively affect the living conditions and enjoyment of neighbouring properties. I ask that the council carefully assesses this impact, including the difference in ground levels and the position of the proposed building in relation to existing homes.

6. Design, appearance and character of the area

In my opinion, the proposed dwelling would not be in keeping with the existing character, appearance and layout of the lane and surrounding area. It would extend residential development beyond the established pattern of properties and would appear out of place in this location.

The council should carefully consider whether the proposed design, scale, positioning and materials are appropriate for the area and whether the development would cause unacceptable harm to its existing character.

For all the reasons set out above, I respectfully request that the planning application is refused.

I would also ask that the planning officer visits the site to properly assess the condition and width of the lane, the existing traffic and pedestrian-safety concerns, the junction with the main road, the surrounding trees, the relationship with neighbouring properties and the potential loss of sunlight.