

Sent: 21 October 2026 18:36
To: DC Admin
Subject: FW: 2026/92421

OFFICIAL

Good Evening

The below objection was submitted online 19/10/2026 for application 2026/92421 and is not appearing in the comments section of the application. As the system allowed me to submit and confirmation was given I believe this objection should be added to the case file for the officer to consider. I wish my details to remain anonymised. As the deadline was 19/10/26 and not deadline time was provided please process this objection onto the application.

Planning Application Ref: 2026/92421
Location: 5 Far Bank, Shelley, Huddersfield, HD8 8LA

Dear Planning Officer,

I wish to formally object to planning application 2026/92421 for the demolition of the existing bungalow and construction of a replacement dwelling at 5 Far Bank.

My objection is based on the following grounds:

Overdevelopment and Scale

The proposed dwelling is substantially larger than the existing property and represents a clear overdevelopment of the site. Its height, massing and footprint are excessive for this prominent hillside location and out of proportion with neighbouring dwellings. The development would occupy a significant proportion of the plot and introduce a visually dominant structure that is wholly at odds with the established character and scale of development along Far Bank.

Harm to the Character of the Area

Properties along this section of Far Bank follow the natural gradient of the hillside, with rooflines stepping in harmony with the topography. The proposed dwelling would disrupt this established form, appearing significantly taller and more prominent than surrounding properties. The result would be a building that dominates the street scene and detracts from the traditional character of this part of Shelley.

Furthermore, the contemporary design and extensive glazing are not reflective of the traditional stone-built architecture that characterises the surrounding area.

Loss of Important Views and Impact on Shelley Village Hall

The existing bungalow sits relatively discreetly within the landscape and allows valued views across the valley from neighbouring properties and public areas. The scale and prominence of the proposed dwelling would significantly obstruct these views and alter the visual character of the hillside.

Of particular concern is the impact on Shelley Village Hall, its grounds and car park. The Village Hall is a well-used community facility and currently benefits from an attractive open outlook. The proposed development would introduce a dominant structure into these views, resulting in a permanent loss of visual amenity for hall users, visitors and the wider community.

Impact on Neighbouring Residents

The proposal would adversely affect neighbouring properties through overlooking, loss of privacy, loss of natural light and an overbearing presence, particularly in relation to 7 Far Bank. The height, scale and siting of the proposed dwelling would materially reduce the residential amenity currently enjoyed by neighbouring occupiers.

Ground Stability, Drainage and Ecology

There are legitimate concerns regarding hillside stability, underground watercourses, drainage impacts and the substantial excavation works required to accommodate a development of this scale on a steeply sloping site. Local concerns regarding historical ground movement in the area warrant careful consideration before any approval is granted.

There are also concerns regarding protected species, local wildlife habitats and mature trees in close proximity to the site. The surrounding gardens and woodland margins are regularly used by a variety of wildlife, and the ecological implications of the proposal should be fully assessed before any determination is made.

Consistency with Previous Planning Decisions

There have been a number of planning applications within the local area where much smaller proposals, including oversized dormers, roof alterations and contemporary extensions, have been refused or amended due to their impact on character and appearance. Whilst every application should be determined on its individual merits, approval of a development of this scale would appear inconsistent with previous decisions and risks establishing an undesirable precedent for future overdevelopment within the village.

Conclusion

This proposal is excessively large for the site and would cause significant harm to the character of Shelley, neighbouring residential amenity, valued views across the valley and the setting of Shelley Village Hall. In addition, unresolved concerns remain regarding ecology, drainage, ground stability and the suitability of accommodating a development of this scale within this sensitive hillside location.

For these reasons, I respectfully request that planning permission be refused.