

About the application

Application number: 2026/92525	
What is the application for?:	Permission in principle for erection of one dwelling
Address of the site or building:	Meadow View, 15, Cliff Road, Holmfirth, HD9 1UY
Postcode:	HD9 1UY

User comments

Type of comment: A supporting comment	
Do you wish your comments to be published on the website anonymously?	Yes

OBJECTION / SUPPORT: Support

Application Reference: [2026/59/92525/W

Proposed Development: Permission in Principle for erection of one single dwelling

Site Address: [15 Cliff Road)

To the Case Officer,

I am writing as a local resident to strongly support the application for Permission in Principle for a single dwelling at [Insert Site Address].

The planning lineage of this Holmfirth site provides an undeniable material case for approval. When the original timber bungalow was granted planning permission in 1961, the entirety of this field was formally allocated for residential housing by the Holmfirth Urban District Council. As the legal successor authority, Kirklees Council inherits the administrative continuity of these decisions. Original layout documents bearing the official authorized stamps from 1961 are fully available for inspection to verify this fact. While only the bungalow was constructed at the time, the core principle of this land serving a residential function was established decades ago by the local authority. [1, 2]

I urge the Council to approve this application based on the following material considerations:

* Legal Continuity of Planning Intent: The development of a single home does not represent a new encroachment into the Holme Valley countryside. Instead, it utilizes land that carries a verified historical expectation of residential development, formally stamped by the Council's direct predecessor authority.[1, 2]

* Restoration of a Logical Residential Envelope: Although the Council administratively tightened the recognized domestic curtilage when the timber bungalow was replaced with a contemporary home, the plot physically and historically belongs within the residential cluster. This application corrects that artificial constraint by making efficient use of an underutilized, well-bounded plot.

* Limited Infilling within the Green Belt: Under National Planning Policy Framework (NPPF) Green Belt policies, "limited infilling" is an acceptable exception to normal restrictions. The plot sits tightly between the modern replacement dwelling and the historical boundaries of the site, presenting a textbook example of a sustainable infill unit.

* Protection of True Green Belt Openness: Because the site is physically enclosed and tied to the legacy of the 1961 permission, building one single house here will cause zero harm to the open countryside. It does not set a precedent for urban sprawl, as it simply completes an existing, self-contained residential site.

* Alignment with the Holme Valley Neighbourhood Plan: This low-impact proposal perfectly aligns with the Holme Valley Neighbourhood Development Plan, which encourages minor, well-integrated housing to meet local needs without harming the landscape. [1]

This proposal represents a logical, fair, and sustainable use of land that respects both the history and context of the site. I strongly encourage the council to grant Permission in Principle.

Yours sincerely,