

Planning application No :- 2018/60/92427/W

Dear Sir,

First of all the Location Plan and the Proposed Site Plan are both from very old, out of date and incorrect plans. My house next door to the proposed development is shown on the plan as 'Pertisau' and the house adjoining mine is shown as 'Maurach'. The correct and up to date plan should show my house as 'Maurach' and the house adjoining mine now being 'Bin Royd', this has been the case since 2014. The plan also shows my hut as protruding over my boundary onto council land, this was corrected on Land Register records in 2001 / 2002. Also the house 'Bin Royd' has a extension and double garage built onto the west elevation, this extension/garage was built in 1979 and again it is not shown on the plan. If the thick black line on - Proposed Site / Block Layout [id 703389] - is depicting my four MAIN / PRIMARY windows this is wrong as my windows start from 1.6 meters from the back of my property right up to the front corner which is a corner window.

I

proposed application for the following reasons :-

strongly object to

1. The site does not lend itself to a development of FIVE HOUSES especially in a row with no GARDENS OR GREENERY to the front only a car parking area with only ONE VISITORS PARKING SPACE for five houses as suggested in the plan because of the size and frontage of the plot. These type of houses would not be inkeeping with surrounding properties in the area.

2. My house and the house 'Car View' at other side of the development are individual looking houses with well kept gardens to the front and a row of high two and a half / three story houses pushed in-between us with only a narrow gap at either end would not fit in with the area especially when viewed from the other side of the valley (Coldhill Lane) or nearer from Royds Avenue.

3. The houses proposed are very close to my boundary and that of 'Car View' at the other side and would very much affect the value of both our properties. My four MAIN / PRIMARY windows (Kitchen, Dining Room and two Lounge windows, see photograph below) plus a loft velux window on the side of my house would be facing onto the high gable end of the proposed houses and ONLY 4 or 5 METERS away from my WINDOWS therefore my natural daylight and view would be badly affected also any noise from the proposed houses would infringe on my privacy. The only view I would be left with from the side of my house would be a part view from one of my lounge windows which would look down onto the 11 space car parking area of the proposed houses, in other words onto a Car Park. The house on the other side of the proposed development 'Car View' would not be affected as much as I am as they do not have any windows on the elevation of the house facing the proposed houses.

4. The proposed access road onto Royds Avenue from the properties is just above a bend in the road and very near to a very busy and tight junction with Greenhill Bank Road which is dangerous even now because of the high flow of traffic and Double Decker Service Buses having difficulty negotiating the the junction due to the many cars parked on Royds Avenue near to the junction. Vehicles travel far to fast down this part of Royds Avenue unaware of the dangerous junction facing them so another access road onto this part of Royds Avenue would only add to the danger. It is very dangerous and difficult now for cars coming out from Greenhill Lane (which is just below the new proposed access road) onto Royds Avenue

5. On the of 19th and 23rd of April 2018 five trees, one a very old Oak Tree with a trunk of almost one meter in diameter were cut down on the proposed site without me being informed although two were very close and overhanging my boundary wall one being the old Oak Tree refered to above. The tree fellers had to enter my property in order to remove branches from the Oak Tree, I had also to clear up the debris etc left on my property following the tree felling as well as put up with the noise of sawing for three days. Another reason why I would have appreciated being informed of the work in advance. In my opinion the cutting down of these trees without informing me or my neighbour was done secretly so that we did not have chance to apply for a preservation order on any of the trees which could have affected any planning application.

My conclusion :- The site and area does not lend itself to this type of development as the row of five houses would look to be squeezed in-between two individual looking houses. If the existing house 'Injebrec' was pulled down and a larger more desirable property built in its place it would blend into the area much better or alternatively the existing property could be extended to either the side and back. The proposed plan does not make best use of the plot.

I do not agree with or think the site lends itself to this type of housing development. If these type of houses were to be built on this site three or four houses would fit in better situated further back on the site and possibly at an angle. This would mean that my light or view would not be affected as much also in this case there would be more land to the front of the houses which could be used to provide more car parking spaces and possibly gardens to the front of each house. ONE Visitors Parking Space is not sufficient for FIVE houses meaning that other visitors would park on Royds Avenue near to the bend in the road and near to the dangerous junction to Greenhill Bank Road where too many cars already park. Cars that already park in the area in front of where the new exit will be and visitors cars who can not find room to park on the new development would park on Royds Avenue at each side of the new exit road. This would make exiting from the proposed development and Greenhill Lane onto Royds Avenue very dangerous and difficult, it would also make it difficult for Double Decker Service Buses to get through.

Please acknowledge receipt of this email.

Yours faithfully,

