

FORMAL OBJECTION TO PLANNING APPLICATION

Your Ref: 2018/93026

Occupants of 20 Ripon Avenue, Fartown, Huddersfield HD2 2QP

Planning permission is required for the “carrying out of any development on land” pursuant to section 57(1) Town and Country Planning Act 1990. Planning permission can be sought and granted by the local planning authority (LPA) by way of an application, the application must be made prior to the commencement of the development.

Firstly, it is unclear whether permission has been sought prior to the development as there has been significant noise and distress suffered for a number of months prior to the receipt of this letter. Please can this be clarified? What is the penalty for the developer and the compensation for the sufferer?

Secondly, I, as a resident of 20 Ripon Avenue Huddersfield HD2 2QP formally object to this planning application on the following grounds:

1. **Overlooking and loss of privacy:** 20 Ripon Avenue previously had the benefit of a private garden. This new development means that the privacy in our back garden and our windows (both bedroom and living room) have been lost.

The height and public use of the development means that onlookers both workers and members of the public can see directly and clearly in to our private space and there is no remediation that can be made by ourselves to alleviate this loss of privacy.

This is wholly intrusive, intimidating, inconvenient and unacceptable. This intrusion has already occurred and the receipt of this letter so late in to the development commencing has been frustrating and worrying to vulnerable occupants.

2. **Noise and Disturbance from development:** Already this development is causing noise pollution which has not previously been suffered in the approx. 40 years lived at this residence.

The business which already appears to be running generates a persistent and unfathomable noise from the machines and workers. The apparent nature of the business is a ‘Car Wash’, generating noise pollution from increased vehicle and people traffic, radios playing, screeching of tyres, horns, opening and closing of doors, taking and shouting, revving of engines (the list goes on). It is not clear what, if any, planning conditions could be attached to this business, given that it will be a business operating outdoors and right behind our garden.

We have a reasonable expectation to enjoy peace and privacy in our home and garden, particularly on evenings and weekends, from what we have heard though hearsay and not via the formal planning channels, is that this business will remain open on evenings and weekends, this is entirely disrespecting our rights to privacy and peace. Clarification on this point is requested.

Notwithstanding the above:

1. **Loss of value to our property:** When trying to sell this property we anticipate a significant loss with this new development creating an eyesore in our back garden and view from the bedroom, as well as the noise pollution. The grounds for objection above will play a major part on the loss of value to our property.
2. **Disruption during construction phase:** There has been significant disruption over the past months prior to notice of any application. We have had guests over to our home and the development has meant that we have been reluctant to entertain in our own garden. My wife and I have been significantly intimidated to relax alone and/or together whilst trying to have private conversations outdoors due to the strangers able to overlook and hear in to our private garden.

Overall, I look forward to your management of the above formal objections and request that the development be put to an immediate stop.

Yours faithfully