14th August 2019

Dear Ms Chippendale,,

Planning Application 2019/90190 Land Adj 1 Low Gate, Kirkburton, HD8 0SE

We have viewed the amended plans submitted by the applicant's agents and nothing we have seen persuades us that the development is appropriate for the following reasons: -

1. The proposed development is within the Kirkburton conservation area. The only changes that have been made have merely tinkered with the original application without making any substantive changes to make the dwellings sympathetic to the conservation area and allay our concerns.

2. Reducing the height of the ground level does nothing to mitigate the closeness of the development Indeed the windows on the front elevation will be on a level with and face directly onto the windows We note from the site plans that is not shown in relation to the development and will almost certainly be closer than It is understood that this is considered to be the minimum distance separation between facing/backing dwellings required to achieve a degree of privacy on a level surface.

3. As stated in our previous submission the design of these properties is not in keeping with the area and are of a style more suited to an estate setting. Nothing has been done to change that view. In addition the garden provision for these properties is woefully inadequate for a family living in a four bedroom property and will be subject to overlooking from pedestrians on George Street. Although trees are shown on the latest plan to the rear of these properties given the civil engineering required to prevent George Street subsiding there will be no soil to support them.

4. The number of proposed properties represents an overdevelopment of the site which would benefit from a terrace of one and two bedroom cottage style properties in keeping with the area.

5. With regard to highway concerns again nothing substantive has been done to mitigate the risk to vehicles accessing or leaving the proposed properties or vehicles using Low Gate or Low Town. Amendments to the junction have been suggested but there is still a high risk of a collision. In addition there is still the issue of sight lines up Low Gate towards George Street where there is a blind spot.

6. The parking provision shown on the revised plan for the detached property is insufficient to accommodate two vehicles.

In conclusion the site in question does not merit development to this extent. It does not enable safe access to the street from the proposed properties, it will overlook surrounding properties and is not in keeping with the conservation area. It is to be hoped that the application will be refused.

Yours sincerely