

DCAdmin

From:
Sent: 15 March 2019 10:07
To: DCAdmin
Subject: Planning Application 2019/62/90486/
Attachments: IMG_0612.jpg; IMG_0609.jpeg; IMG_0610.jpg; IMG_1924.jpeg; image_123986672.JPG

Please accept this email as a **formal objection** to the proposed development of land at 120 Laund Road.

The land in question for development is the garden belonging to a current single dwelling at 120 Laund Road . Further development of this land is consistent with 'garden grabbing', a practice that can have a detrimental effect to the local community.

My objection to the proposed development, bearing in mind the recent development of nearby housing sites, is that the area of Laund Road has now been overdeveloped to saturation point, cramming numerous houses into very small areas. For example, Laund Road is extremely busy with cars, now forcing single track traffic for most of the road at peak times and evening when multiple car households have to park on the roadside as there is not enough parking space per dwelling. There are always properties for sale on Laund Road and surrounding roads - more dwellings are not required and I have recently counted 13 homes of all types for sale or let on Laund Road. A number of these are recently built dwellings.

See attachment regarding empty homes in Kirklees

We are fast running out of green space in the Laund Road area and the environment including fauna and flora will, without doubt, suffer as a result if further development is allowed to the extent on the proposal.

I have noted that a **Wildlife** report (Site Clearance and Enhancement Method Statement) was undertaken on 14 February 2018 by P Middleton of Middleton Bell Ecology.

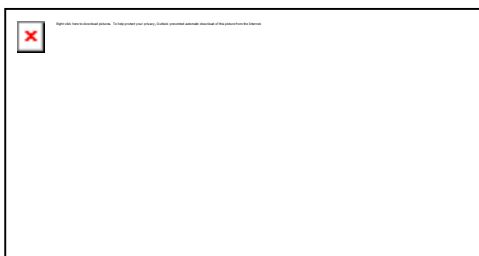
Regarding this report:

In a previous objection to this proposed development I expressed concern about the Bats that inhabit the proposed development area and was told a Bat Survey would be carried out but I do not recall having had a response to this.

As the wildlife report was carried out in February 2018 this is not the right time for Bat Surveys which should be conducted between May and October. For this reason the application should be declined.

Wild bats continue to fly around the area when it is their season. As more and more local land has been taken for development I'm sure that the proposed development space is now vital for the continuing existence of the bats. Having lived here for almost 37 years I and others can confirm that bats have been in the area for at least that length of time and their environment should not be destroyed.

I would hope that the developer and the Council have fully complied with <https://www.gov.uk/guidance/bats-surveys-and-mitigation-for-development-projects>



Bats: surveys and mitigation for development projects - gov.uk

Survey reports and mitigation plans are required for development projects that could affect protected species, as part of getting planning permission or a mitigation licence.

Surveys need to show ...

www.gov.uk

The 'scrub land' referred to in the proposed development plan was, when we moved into our property, a wild garden to the existing bungalow, which has over the years become a haven for any number of animals and birds. Without a reasonably sized area of land available I fear that the wild population will suffer.

Every year the land is teeming with wild animals and birds in ours and adjoining gardens. Before Christmas 2018 two deer were also basking in the 'scrub'.

On another note regarding my objections

Application Form:

I have read the completed application form and would say that some of the answers are not correct. For example, Item 10 concerning Trees and Hedges asks are there any trees or hedges on the site. The answer given was 'no'. This is not correct!

The area from the current bungalow is full of trees. There are dozens of them. These include Silver Birch, Rowan trees,,Firs and Sycamores. There are other species but I can't identify them. There are also trees on the adjoining land that in my opinion that could influence the development or might be important as part of the local landscape character. These include an established Oak tree and fir trees.

See attachment below

I would therefore say the application should be rejected as the applicant has not been honest in its completion. I assume that the developer has failed to comply with the current 'BS5837: Trees in relation to design, demolition and construction recommendations'. Again the application should be rejected on the failure to comply with that recommendation

Other points regarding my objection to the proposals

The height and positioning of proposed houses 7 and 8, would have a significantly adverse affect on my property as follows:

a) Noise and disturbance

The development as a whole would bring extra people, cars, noise and disturbance to an area which is currently in danger of being overdeveloped. The potential for 50+ people, their pets and at least 14 vehicles in such a small area in what I would describe a copse, being low lying would be over population.

See attachment regarding 14 parking spaces below

b) Overlooking windows and Loss of Privacy

Having looked at the elevation drawings for houses 7 and 8 in particular, the windows of these would look into our home. This is especially worrying as our main bedroom is at of our property. This bedroom and the living room would be overlooked. This loss of privacy is not acceptable when we have resided here for such a long time.

Please see relevant attachments below and if you wish to discuss my objection please feel free to contact me on this email address.

Yours sincerely

10. Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

c) Features of geological conservation importance:

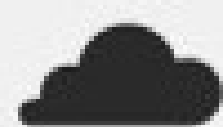
- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

9. Vehicle Parking

Is vehicle parking relevant to this proposal? ☒ Yes ☐ No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	3	17	14



7°C

NEWS

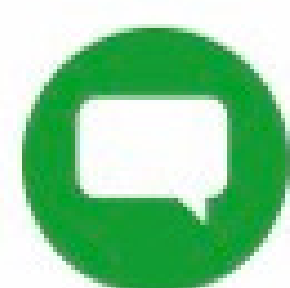
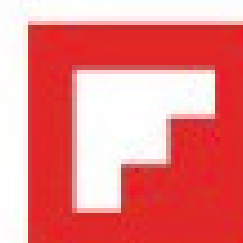
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COMMENTS

By **Michael Goodier** & **Nick Lavigueur**

11:43, 21 FEB 2019

UPDATED 11:52, 21 FEB 2019

