

5th May 2019

Dear Sir

Objection to Planning Application Number 2019/60/91141W

We would like to raise our objection in relation to the proposed single dwelling on land adjacent to 320 New Hey Road, Oakes, Huddersfield, HD3 4GQ

Although only an outline application at this time, please note the following concerns:

- The house to the assumed east of the proposed dwelling is orientated at an angle and is not parallel to the houses to New Hey Road as shown. This would reduce the actual amenity space of this property which will lose significant private space due to being overlooked.
- The proposed plan shows trees in locations that do not correspond with the locations on site thus not giving a true picture as to where the house will be sited.
- House Number 330 New Hey Road has an extension to the rear which is closer to the proposed dwelling than is currently indicated. This would reduce the actual amenity space of this property which will lose significant private space due to being overlooked.
- The ordinance survey is out of date with no license reference and is presumably being reused from previous applications.
- Due to the steep topographical position the dwelling would present as an overbearing dwelling on the remaining private amenity space of the immediate properties to the East and South.
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We would also like to with regards to the potential rainwater run-off into the gardens and the main New Hey Road due to the removal of trees and the introduction of impermeable hardstanding. The removal of trees and low-level shrubs and bushes will also have an impact on the ecology of the site which is occupied by wildlife.

We trust you will take these concerns into consideration and recommend the applications be refused.

Yours sincerely

