

Sent: 13 November 2019 20:46

To: Adam Walker <Adam.Walker@kirklees.gov.uk>

Subject: Merchant Fields 93303

I am contacting you regarding 2019 / 93303 - Merchant Fields, Hunsworth Lane, Cleckheaton.

I have an **Objection** to the development in particular to plot 92

I am the owner and resident of _____ and my rear boundary will adjoin with the north side of the north-east corner of the proposed development.

I am hoping you can help with a particular cause for concern Regarding plot 92; the plans indicate that the orientation of three plots (north-east corner of map) have been adjusted by 90 degrees compared to the nearby plots. This means that rather than gardens padding against the boundary, the building itself will be considerably closer to the boundary and particularly to the existing properties on Mazebrook Crescent and Mazebrook Avenue.

With the proposed plans left unchanged:

- The new building will be imposing and overwhelming due to the close proximity to existing properties causing an adverse effect on the residential amenity of myself and my neighbours by reason of (among other factors):
 - **Overlooking** into my property, neighbouring properties and garden space from new building.
 - **Invasion of privacy** by way of an intrusive building with overlooking capabilities.
 - **Overshadowing** the new building is proposed at a southerly aspect and will block sunlight for a significant number of hours of the day for all seasons of the year.
 - **Noise and disturbance** both vehicular and residential.
- The three plots in question look as though they have been turned to stay outside the “green corridor” on the east side of the map in an effort to maximise the number of houses built, this has led to an unacceptably high density / over-development in that corner of the site, and involves loss of the open aspect of the neighbourhood.
- Negative visual impact on the neighbourhood is enhanced significantly by these three additional plots.
- Overbearing on existing properties and neighbourhood

Obviously and as I'm sure you will agree this is unsuitable, inappropriate and needs to be reviewed. **Particularly plot 92 !**

After studying the plan I cannot see the same "close proximity of newbuild to existing building" or similar issue on the whole development, meaning this is a specific case. I am aware that my neighbours have the same issues as they have indicated they intend to contact you also.

On a more personal note, I have lived in Mazebrook for years and I think this development is very disrespectful towards existing residents, most of whom are planning to object against it, it is causing people anxiety, stress and potential health problems.

Whilst these are not often viewed as planning considerations, they should be taken into account during the planning applications. Please do what you can to support the local community.

I trust you will act accordingly and I look forward to your response.

Regards