

To: [DCAdmin](#)
Subject: Planning Objection 2019/93945
Date: 19 January 2020 13:34:07

19.1.20

Dear Matthias Franklin / Bill Topping

As a group we are writing to object to
Planning permission with reference number 2019/93945
for 348A Leeds Road, WF17 0HY.

We are residents living on the perimeter of
this building plot,

Our first objection is the closeness and height
of plots 12 & 13, (Ilkley), . The
plans show them to be three stories high. We
are already at a disadvantage as our land sits
The proposed
plan would leave us constantly in the shadow of

these houses, diminishing our quality of life severely as this is our only outside space and we use this as a communal area to relax, ...

(2)

Socialise and interact with family and friends. The windows in the gable end at plot 12 would overlook every floor of our houses, taking away any privacy during daylight hours when it is not reasonable to expect the curtains to be closed.

Plots 10 and 11 will also block out any natural light when the sun moves around.

Between plots 10, 11, 12 and 13 we will feel totally blocked in and imposed upon. No regard has been given to the existing residents and we cannot understand why the three story houses have been placed on the section of the plot that is nearest to the [redacted] with the [redacted] and [redacted]

position, therefore causing the biggest impact on quality of life.

The additional traffic that a build of this size will create is a serious concern. Although the plans show clear visibility this is not correct as it does not show the blind bend in the road as drivers approach Beckers Avenue. We do not have clear visibility as

(3)

We pull onto the main Leeds Road to the right, traffic from the new development would not have a clear view of traffic coming from the left.

We have an ongoing problem with this issue and feel like we take our lives in our hands everytime we pull out. We have reported it to the council many times over the years. The reality is that we have 'near misses' from speeding traffic on a daily basis. Official accidents and fatalities can be found on Police and council records.

The road leading down from Howden Clough is on a decline, with drivers knowing an open road and 50 miles an hour speed limit is just around the corner they speed up prematurely causing danger. The addition of the increased traffic, all trying to negotiate the already difficult and problematic road has the potential to create numerous accidents.

The increased air pollution and noise caused by such a large volume of extra traffic the build will bring with it is a serious concern too.

(4)

We have no objection to a sympathetic build on this land, but do expect the views and quality of life of the residents in the surrounding area to be taken into account.

As a suggestion, the taller houses need moved over to where plot one, two, three and four are at the moment, the houses at that corner of the plot are already on

much higher ground so it would cause less impact on them. We would not object to a lower build at our side of the plot, if they were sympathetic to distance and privacy. A smaller number of houses would be the only solution for the other issues raised in this letter.

If a visit from the planning department could be arranged to physically show our concerns we would appreciate it, as plans never show the full and true picture.

We look forward to your reply

⑤

Kind Regards