

From:**Sent:** 09 November 2020 15:32**To:** Nia Thomas <Nia.Thomas@kirklees.gov.uk>**Cc:****Subject:** New dwelling Knowl Road - Application Number: 2020/93344 - neighbourhood concerns

Nia,

We are aware you have received a neighbourhood representative letter expressing some concerns about the above application.

In your opinion is there anything new here that would be a reason to refuse the application that our client needs to address?

The current proposal is for a new family dwelling on an infill brownfield site, in line with all current government thinking on the provision of new homes, and the client has redesigned the scheme to offset the previous reasons for refusal.

However with particular reference to the items mentioned in the letter:

Neighbourhood Concern	HMia response
It is very clear that should this application be granted, it would be impossible to build, as the visuals accurately show that there are NO parking facilities.	2no spaces are provided as deemed acceptable under previous applications
The front door adjoins the access road to between the houses, which is also one of the main routes of pedestrian access to Crowlees School. This is vital in respect of the safety of all the children and families that use it - both historically (for many years) and daily presently.	The aim of this item is unclear. All access routes will remain as is and the only vehicles that will be passing along the access road will be those to
The visual models show a lack of amenity space	A suitable south facing enclosed private amenity space has been provided.
also a massive overlooking issue into children's bedroom's which; under nations planning law, is prohibited.	The fenestration has been redesigned to address the previous reasons for refusal
The visual model also shows that the main drains for the surrounding properties (as well as the police station), all go through the application site which can be seen very clearly on visual 5.	The drainage is as shown on the application drawings.
There is also an overshadowing issue regarding the 45 degree angle which would directly impact on the neighbouring property	It is unclear to which property this refers but the scheme has been redesigned to address the previous reasons for refusal

I would also like to point out that all pedestrian routes and vehicular routes surrounding the site are partially privately owned and would need legal documentation to allow access. If access were allowed (which would not be the case), this would cut off all legal rights for refuse lorries and any emergency vehicles, which in turn would create a danger to life.

owns the relevant land as shown on the ownership declaration, all means of access will remain as is. Documentation can be provided if required.

Regards,