

Comments/Objections to Planning Application 2020/93867

Date 24th February 2020

23 Vicarage Meadow

Mirfield WF14 9JL

Loss of personal privacy/overlooking/overshadowing

The proposed two storey detached house will be less than 23 metres from our own home. It is to be built on ground naturally sloping towards Vicarage Meadow, therefore in a significantly elevated position. This will certainly overshadow our property and will reduce the light to the back of our house. More importantly though, is the fact that four bedrooms of our house will face the new house. Due to the proximity of the new build coupled with its higher elevation will mean that our privacy will be severely affected in that the new property would overlook the rear of our house, the garden and the patio. On the other 'side of the coin' will the occupants of the new build, want us staring into their home from our bedroom windows!

The current house, Red Lea, whilst also in an elevated position is approximately 50 metres from our house and as such does not cause any issues of privacy.

We are very fortunate in living on Vicarage Meadow in that we are not overlooked and our garden and house has a high degree of privacy. Whilst the houses opposite us on Vicarage Meadow are slightly closer than 23 metres they are built on the same level and do not 'look down' on other properties.

Loss of visual amenity

Whilst we appreciate that "the loss of a view" is not a reason to object to planning permission, we feel that there will certainly be a loss of "visual amenity" in that our home will be overshadowed by the new dwelling looking down on us and into our bedrooms and rooms.

On the above two points we feel that should the outline planning permission be granted then we will lose our statutory rights to privacy and visual amenity.

Nature Conservation/loss of urban habitat

The new property will have a detrimental impact on this local urban habitat. We moved into our house nearly 25 years ago and the pleasure we enjoy from the visits of multitudes of birds, animals and insects throughout the year is stunning, including, believe it or not, a flock of green parakeets!

It is a fantastic amenity, and one that should not be taken for granted. This urban microcosm has built up over the years. The trees to the north east of the land (some protected by Tree Preservation Orders) and the fact that the land is undeveloped have created this unique bio diversity.

The new property will have a significant detrimental impact on this local urban habitat.

Drainage

The land slopes onto Vicarage Meadow, and so far, we have had no issues with surface water. Of concern is the fact that a large proportion of the land (on the slope) will be built upon, thus significantly reducing the available land for the surface water to drain. We appreciate that a soak-away is to be built, but the water still has to drain away somewhere, eventually.

The regulations state that "a rainwater soak-away must be located at least five metres from the wall of a building and at least two and a half metres from a boundary". On this basis the soak-away will

be very close to the boundary with our house and our neighbour's, where presumably the water will eventually drain.

Other considerations

- The previous approved outline planning permissions, 1989 and 1992 were submitted before Vicarage Meadow was built (1995/96) and as a consequence little consideration had to be given to the drainage of surface water.
- Number 27A Church lane was built in an existing property's garden, but, whilst it is still elevated, it is at least 50 metres from our property and in keeping with the 'established' building line of other properties on Church Lane
- We feel that this may set a precedent as a number of houses on Church Lane have substantial rear gardens which may also accommodate new builds, this in turn would put more pressure on Vicarage Meadow in terms of water drainage and increase local housing density and destruction of urban wildlife habitat.

In summary we request that you decline the outline planning application.