

A few days ago, we learned from a neighbour about the lodging of this planning application. We live in Vicarage Meadow and will be impacted not directly, however visually, noise pollution, unknown effects along with the disruption to flora and fauna that live above and below the proposed land.

There is also an important impact factor which is the effect on People's Mental Health before, during and after such a construction, this has the potential to destroy people's lives and because of that needs to be considered and addressed in this application.

May we take this opportunity to share our experience, and by doing this it may provide insight into the effects from two people "living at the coal face" for 10yrs.

desperately looking for Peace and Privacy to recover from what can only be described as a Traumatic and Challenging period of a number of years which included being DIRECTLY IMPACTED by 3 different planning applications overseas, 1 here in the U.K and 1 indirectly which we were fortunate enough to find out about and make a conscious decision not to live there before any time, money and further damage was inflicted on ourselves and others.

All Searches, Reports, Sightings, Survey's etc were completed by qualified individuals before each purchase went ahead.

Overseas

Overseas in some country's homeowners are using their existing land to divide it up (known as subdividing) and then applying to the council to build on it, in keeping with the Building Regulation Rules (different areas have different councils and rules) it could be a shed, extension, new build, etc., on the 3 applications we were Directly impacted by, the structure could be 1 metre from the boundary (sighted on the Building Regulations Document). Light, Privacy, Peace, existing drainage, after the works were completed no longer applied or could describe the property you have just purchased.

Once construction began the homeowner is given a one-year period to start the project, however ongoing extensions of time are permitted to complete it, they can be applied for at any time at a charge to the homeowner.

Notice and Transparency – For reasons unknown to us only once out of the three times were we notified about proposed works, however this one notification was to let us know when works would commence and not allow us a chance to respond. Another application due to the complexity of it failed to appear in our Conveyances Searches leaving us blindsided.

Here is what happened

On one occasion we were unpacking and heavy earth moving equipment was driven passed our window to next door, followed by trucks, diggers and a building site was set up. Parts of the existing property started to be demolished immediately, scaffolding was erected. The plans showed an extension with lots of windows looking straight over, down and into our property and had been approved.

No number of fences, hedges, or blinds would save us from the intrusion. We lost ALL our Privacy and Peace in our lovely home and outdoor space, and our existing view changed from a Lake into a

building site. The work took place usually after 4pm and at weekends and was slow. When we went around to try to talk with the homeowner about when we could expect an end to the noise, and reclaim our view we were told he did not know we were forced to speak to the Council to try to find a solution to what had now become a problem but it made matters worse as the homeowner then used what can only be described as “anti-social tactics” which had a further detrimental effect on our mental health so with no end in sight, no support during our plight, we were forced to move out and sell our home at a heavily discounted price with a building site as a view.

We decided on another property, we purchased one next door to a property that covered most of their land and we were there for a year uninterrupted then we received a notice of the intention that our neighbour planned to extend and build upwards on the boundary wall. The plans had already been approved by the council and the letter was just a courtesy letter to let us know when the building work would commence. On studying the plans, the extension was to sit along the boundary at the side of our house (1m rule applied), and would look straight into our workspace, bedrooms, garden and tower above us, we would lose all our existing Privacy, Light and Peace. There was nothing we could do, it would completely plunge our home into darkness and shadows, so we were forced sell.

Another building application we were involved in and not notified about was submitted after our Conveyancer had completed the searches and we only got to know about it when we got back from a day out and work had commenced, according to council records the application had been fast tracked and approved for a “Storage Shed”, 1m from the boundary it was approximately 4metres tall towered above and once built completely overshadowed and covered our entertainment area, we lost light and some of our hedge and our plants died because they were no longer nourished by the sun. The construction was made of aluminium, hollow inside and instead of being used as the application stated as a “Storage Shed” it was used as a “Man Cave”, Parties, Music, whirring and buzzing of portable air conditioners and bass acoustics could be heard and felt through the floor in the back of our home, we could not use or enjoy our outdoor or indoor space on certain days and times, when we tried to talk to the homeowner we were met with resistance and nothing changed, and he refused to engage with us. For the sake of our mental health, and other changes in our circumstances we were forced to move out and make further life changing decisions and suffer another financial loss.

U.K

On arriving back in the U.K an offer was made and accepted on a house, however important information was not divulged to us by anyone (even with specific questioning) later down the line it was discovered by our solicitors (whilst we were back overseas packing up our home) that an application was pending approval by the Local Council had showed up on a Local Search

Approx 27 units that were to be built next door, on the land of an existing home and garden, it was to be built on sloping land and would be high density (3 floors high).

We had to withdraw our offer at this late stage, causing distress to all parties in the chain.

Incidentally, the above site has since been approved and is now FOR SALE with planning permission on it and so consequently homes that are directly impacted have seen their property prices drop by 20 to 30% (source- rightmove)

The next property we found, viewed and was about to put an offer in for. On our further investigation it was found to have a planning application submitted to build approx. 1,000 houses in a field just a street away from the home.

We arrived in Vicarage Meadow after completion, battle weary, and with a strong need to recover and rebuild our lives. Specific questions were asked before an offer was made and then relevant searches were completed, no building applications were submitted at that time, so we went ahead with the purchase.

Costs

On coming to summarize the costs of moving we found that they can be listed and measured by numbers, stats etc. however then realised it is not so easy to quantify or measure the costs of the effects of such an intrusion has on a person/s body and mind.

We cannot change the things that happened to us but if we can prevent it happening to others, (should they wish) we will support them.

For Kirklees council to approve this application and risk damaging the environment and the mental health of a considerable number of people in Church Lane/Vicarage Meadow who have bought a property they appreciate living in, abided by all the lockdown laws, which have already placed restrictions on enjoyment and basic rights and will also restrict the ability to follow these laws in particular working from home versus gaining a few thousand pounds to approve the application will be devastating.

We wish to place an objection and ask the Kirklees Council to REJECT this application.

The written is our experience only and although most of the experience was overseas, we believe similarities are now seeping into our own Local Councils as illustrated in applications.

We understand that no situation is the same as it comes with many different views, needs, desires, shapes and sizes etc. however, fundamentally (studies show) humans do have a need for Peace, Privacy and Safety in their surroundings, especially when requested.