

From:
To: [DCAdmin](#)
Subject: Planning Application 2020/93954
Date: 06 January 2021 20:28:51

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6 January 2021

Land at Lingards Road, Slaithwaite, Huddersfield, HD7 5HY

Erection of 57 Dwellings.

Application 2020/93954

Thank you for your letter of 1 December 2020. It is unfortunate that the above land has been designated for housing in the Local Plan. It should not be considered as “infill” because of the double steep slope, drainage problems and the view, up the hill, to the south west. It is a finger of green.

This message supersedes a letter dated 21st December and a subsequent message that included a photograph.

If photographs were allowed, this space would show an unimpeded view of Pule Hill and the green steep green slopes that run from south west to north east down the Colne Valley. Flats 47 to 50 would obstruct the view completely. The living rooms of 47 and 48 have a grandstand view of my sitting room.	This is the view from my sitting room window. The sitting room is a flat-roofed single storey extension (c1965) to a two storey stone cottage (c 1850) I have lived in Pippin Cottage since 1974. I am an architect. Whilst I am aware that I, nor any other of the resident, have a right to a view, I care deeply about what will be “in my back yard”. Not only do the existing dwellings lose their views, but the proposed dwellings do not take advantage of it either. It will be a landscape of fences, bins, parked cars and garden sheds. It will be windy, noisy and largely overshadowed by tall development that is out of scale, None of the drawings show the relationship to existing buildings or realistic 3d visualisations from a human eye level. The new development should enhance the area rather than result in a general loss of amenity
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The land between my boundary and the flats is labelled a “public open space”. The ownership is not clear. There does not appear to be access for maintenance equipment and the lower flats have no external private space. My boundary wall is one metre from my sitting room window. There may be an overlooking problem from flats 47 and 48. SB Homes have amended the original layout, but the distance from habitable rooms and the associated levels are not clear.

There are potential security problems.

I have numerous queries about the quality of the overall design. I shall be going through these in due course and shall send separate e-mails in relation to each topic.