

11 Infirmary Road

Dewsbury

WF13 2JG

18th February 2021

Kirklees Planning and Development Services

Economy and Infrastructure

Kirkless Council PO Box B93,

Civic Centre 3 Huddersfield HD1 2JR

Dear Ms Booth,

Your ref: – Planning application, 2020 94307 1 Chadwick Crescent WF13 2JF.

We write with regards to the above planning application. We have studied the plans and know the site well. We strongly object to the proposed development.

The proposed development by virtue of its scale, design and location with particular regard to the side and rear elevations, would result in an inappropriate type of development that is not in keeping with the surrounding area.

15 Infirmary Road is a property which is situated in an elevated position and has already been significantly extended. Consequently, both properties building lines are already positioned in close proximity to one another. If the proposed plans were approved then it would create a terrace like effect. Thereby resulting in a detrimental impact on visual amenity.

The size of the site (as shown on the plans) is not of a size which would be able to accommodate the sheer proposal of the build. To approve the plans as submitted would result in a clear overdevelopment of the plot and if this were granted it contravenes both the National Planning and Local Planning Policy Frameworks.

There is a large Sycamore Tree in the garden of 15 Infirmary Road which is the subject of a TPO. Both the Crown span and root area are also protected and if the proposal were approved, we are genuinely concerned for the future viability of the tree in both the short and long term. It would also place additional pressure to have the tree pruned or felled.

The height of the proposed elevations which is predominantly double storey are such that they will create over-bearing and over shadowing to neighbouring properties. Furthermore, we spend a significant amount of time sitting in our conservatory and thus fear the scale of the development will cause shadowing onto our property and thus reduce the amenity value we are currently afforded.

Finally there would be a severe and considerable reduction in visual amenity valued enjoyed by both us and neighbours if the proposal were approved.

I take this opportunity to thank you for considering our objections and await the outcome of your decision.

