Objection - Proposed housing should be limited to 2 bungalows, following the natural flow of Bierley Marsh, set back behind a boundary feature.

The proposed development is too dense and at odds with the immediate "Grain" of Bierley Marsh (which is outside the Conservation area) and Moorhouse Drive which consists of detached bungalows with larger gardens to the East, bungalows to the North, detached properties to the South and open to The Marsh to the West. All current properties are set behind a boundary wall/fence/hedge.



This is a small site needing special considerations due to the wider location, shape and need to avoid overlooking and nuisance on neighbouring properties. The layout does not adhere to good practice relating to infill sites, which suggests :

1. Layout and design should reflect the density and pattern of adjacent properties and respect current privacy enjoyed by neighbouring properties.
2. Developments that appear overbearing from adjoining properties should be avoided.
3. Overlooking should be minimised so as not to reduce "Residential Amenity".
4. Separation between new and existing properties should be 21m
5. Effect of relative grounds levels should be considered re. overlooking
6. **Bungalows and alignment are ways to limit impact on neighbouring properties.**
7. High fences along the flank boundary may lessen overlooking at ground level, however, consideration needs to be given to loss of light and not causing an oppressive environment or outlook from existing windows being dominated.
8. 45-degree rule should apply, from nearest principal window of the adjacent property, such that new buildings are not sited too close causing obstruction to daylight.
9. A conservatory may be considered as a principal room where the primary purpose is to provide the main lounge. (at Thornfield, the rear extension is cavity brick/blockwork, with solid insulated roof, on reinforced concrete raft, used daily)
10. Where most of the dwellings front onto the footway this creates poor layout. Section 5.9 of Kirklees Design Guide states:

    - *"Over reliance on in-front-of-plot parking can create wide streets dominated by cars"....."This can sometimes have a detrimental impact upon the amenity of street users and the quality of a place and also lead to problems with drainage"*
    - *Parking will be on full view and detract from visual amenity from Bierley Marsh*

The submission also refers to possible need to raise ground level, likely required for drainage, which will increase overlooking, loss of privacy and loss of light effect due to proposed fencing which will adversely affect Thornfield's Residential Amenity.





Before and after impact of oppressive/overbearing 1.8m fence built 1.3m from window.

Position of fencing does not provide easement Thornfield has to maintain boundary/retaining wall which will be overloaded if ground levels are increased.

Terraces do not face onto Bierley Marsh, as documents state and artwork give impression, they at an angle and 2 of the terraces to a greater or lesser extent face onto Thornfield. Traffic movements would cause significant disturbance/nuisance. Alignment should be changed to limit these impacts and development set back behind a boundary feature.