

About the application

Application number: 2021/90702	
What is the application for?:	Variation conditions 2 and 3 on previous permission 2018/94167 for erection of d
Address of the site or building:	adj, 27, Riley Park, Kirkburton, Huddersfield, HD8 0SA
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
We would like to raise an objection to this application on the grounds of Residential and Visual Amenity; Residential Amenity; The rear elevation of this property directly overlooks our property 14 Low Town. The proposed building sits on top of and on the very edge of a 30ft high near vertical banking at the back of our garden meaning that it will look down into most of the habitable windows of our property and every aspect of our once private garden. The height of the building stated at 23ft will mean that the proposed building would stand over 50ft above our property and garden. The original application had to be amended to reduce the linear form and the fenestration of the building before it was passed. This variation increases the size and positioning of the building and increases fenestration to levels significantly greater than that of the original. On the first floor there is the addition of two extra bedroom windows. On the ground floor there is the addition of a set of French windows from bedroom1 and a large 5 fold set of bi-fold doors (approximately 4m in width) from the kitchen diner. It should be noted that bi-fold doors were removed from the original application to reduce the linear form and fenestration of the building. A number of significant overlooking issues were missed by the Case Officer in the Delegated Decision Report. The report only discusses under the section Impact on no. 14 Low Town "At ground floor level, there are patio doors serving a habitable room and at first floor, a bedroom window". The report therefore misses out significant overlooking issues to a further set of patio doors and sun decking from the kitchen on the first floor, the second floor bedroom window and the large master bedroom window on the third floor.	

A request was made to the Case Officer to come and view the site from both the garden and rooms of 14 Low Town however this was refused stating it was neither required nor necessary.

Had this visit taken place the Case Officer may have fully appreciated the scale and significance of the overlooking issues presented and not missed these.

This variation to the plans increases the size and positioning of the building. The building moves to sit directly on the boundary with 27 Riley Park and extends further into the plot.

This with the large amount of additional fenestration completely changes and intensifies the overlooking issues and brings additional habitable windows of our property into those being overlooked.

This variation will cause direct overlooking into; the lounge, two second floor bedrooms, ground floor patio doors of the garden room, first floor kitchen window, first floor patio doors leading to sun decking from the kitchen and a third floor master bedroom. Therefore leaving us with very little privacy in our accommodation.

The documents provided with the Variation do not clearly identify the new relationships with 14 Low Town or any of the other neighbouring properties. Distances between habitable windows have not been confirmed.

Taking into account the larger proposed size of the proposed building, re-siting of the proposed building on the plot, additional fenestration and additional features such as the bi-fold doors being stepped out from the building towards our property by what appears to be in the region of 0.5m the relationship this proposed building has with 14 Low Town or any of the other neighbouring properties must be re-determined and re-assessed.

Every aspect of our once private garden will be completely overlooked from above and due to the height of the building it will be impossible to create any degree of privacy through screening.

In summary this proposed building will overlook our property in a manner that is both overbearing and intimidating and therefore should not be permitted.

It must be repeated that the original application had to be amended to reduce the linear form and fenestration for it to be considered acceptable. This variation increases the size and positioning of the proposed building and increases fenestration to levels significantly greater than that of the original. It therefore cannot be considered acceptable.

Another request has been made to the current Case Officer to visit 14 Low Town and surrounding properties to fully appreciate the significant detrimental effect this proposed building will have on their Residential Amenity and the quality of all of our lives.

Visual Amenity;

This variation changes materials of construction from natural stone to block and render.

The Case Officer in the Delegated Decision Report states “Natural stone and slate for the materials are acceptable, with a range of materials being evident in the area. For this reason, the traditional materials that are proposed are sensitive to its conservation area boundary context”.

Block and render will not meet the requirement for traditional and sensitive materials. Block and render painted white or a light shade on a building of the proposed size and scale will be overbearing when viewed from 14 Low Town and neighbouring properties especially when considering the height at which it will sit above the properties affected.

Due to the elevated position of this property it will also be seen from a considerable distance across the Conservation Area, North Road and beyond into Kirkburton. Block and render will stand out and negatively impact the Visual Amenity of not only the immediate neighbours but also the wider village.

The variation of materials of construction to block and render can therefore not be considered acceptable.