

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
I am writing to object to this planned development on the grounds of the impact on visual and residential amenity .I live and this development will have a major impact on our privacy due to the nature of the site being elevated some 30 feet above and looking directly down into our property and garden. 1. Visual Amenity The proposed changes indicate a variation to condition three regarding materials the development will be built from. Unfortunately, there is no suggestion of what these changes would be. I would however object to any change from natural stone facing with a slate roof as such a change would be a detriment to visual amenity. This is a very large building and a change for instance to block and render would have an overbearing impact on our property and neighbouring properties. The significant increase in size of the development also impacts visual amenity and is over development of this site. 2. Residential Amenity Having viewed the plans, the proposed development shows a hugely significant increase in the number of windows overlooking our property. These include a bank of five bifold doors situated in a protruding wall towards our house, a set of patio doors. a ground floor window and six windows on the first floor (four of which are double). The proposed development is approximately 20 percent larger than the original design and extends to the boundary of number 27 which increases the amount of overlooking windows towards our property and the intrusive and overbearing nature of the development. There is a huge issue of overlooking to our property with all these windows looking directly into our garden and due to the 30 ft elevation giving a panoramic view of every aspect of our garden. The extensive glazing would leave us with no privacy whatsoever in our outdoor space. The windows also look directly into several of our windows including kitchen windows, bedroom windows and living room windows. The bifold doors, patio doors and bedroom windows are on the same level as our master bedroom window looking directly into this room. Interestingly our master bedroom window was not mentioned on the previous planning decision report	

window was not mentioned on the previous planning decision report.

Council policy states that 'New dwellings should be designed to provide privacy and open space for their occupants and physical separation from adjacent property and land.....The minimal acceptable distances will normally be 21m between a habitable room window of a dwelling and a habitable room window of a facing dwelling.'

The master bedroom window in our home is less than 21m from the many newly proposed windows and the other windows in our property are situated much closer than this.

The council policy also states that 'distances less than these will be acceptable if it can be shown that , by reason of permanent screening , changes in level , or innovative design, no detriment would be caused to existing or potential development....' It is important to note that due to the elevated nature of this development we will not be able to screen our property or garden in any way whatsoever to reduce overlooking. Therefore, the overbearing and overlooking nature of this development in relation to our property is surely a detriment to our privacy and at a level which is unacceptable. The fact that it is on a different elevated level increases the overlooking issues and does not reduce them contrary to what is suggested on the previous decision notice.

The site also has a large external chimney stack which is a concern due to the potential impact of smoke blowing across to our property and master bedroom window. This is inappropriate due to the level differences of the property and ours.

The above issues of overlooking, overbearing and privacy also significantly impact on our neighbours including no 20, 22 and 24 Low Town.

There has been recent work on the development site, and it must be noted that it was clear that the people working on the site could see directly into the master bedroom of our property and that noise issues were also apparent.

This significant issue should be clear to planning officers if the development site is viewed.

from our property and in my view, it is essential that a visit is carried out.