

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 have lived adjacent to the proposed development plot for over 30 years. I would like to object to the planning on the following grounds: • I believe that the new design will cause over-development of the site as the proposed building has now increased in size by approximately 20% and the new external walls of the development will now sit directly on the edge of the plot. The building will increase from a four-bedroom to a six-bedroom property with no additional provision for car parking. The addition of a chimney was not on the original application. • The proposed building will be over-bearing and out of character compared to all the existing houses in the vicinity. The original proposal was for natural stone construction and this variation is now block and rendered. The building is to be constructed on the very edge of a conservation area therefore should be visually pleasing to the area. • The addition of bi-fold doors and glass balcony will have major implications on the privacy for surrounding houses, especially the ones situated directly below the development in Low Town which will be severely overlooked with the addition of extra windows. The boundary to the plot has been measured and is less than 10 meters from my property therefore any of the windows on one side and bi-fold doors will not be any more than 12 meters away from any of my habitable windows. The plot is in a prominent elevated above my property and will overlook all of my garden and windows therefore construction of this will mean a total loss of privacy. The proposed property will now be overbearing, and this variation will mean that it now extends further into the plot my right to light will now be seriously affected. I have been unable to get clarification from your department despite numerous calls / emails regarding the Councils policy regarding the minimum distance between habitable windows however this will normally be 21m and as this development is situated on a different level to my property this distance between habitable windows will increase accordingly. • The developer has indicated that he will be removing all trees and bushes surrounding the plot. The removal of these trees not only has an environment impact	

surrounding the plot. The removal of these trees not only has an environment impact will mean that the natural shielding of the property from neighbours will be removed. One of the trees in question is on the boundary of the conservation area as confirmed by Kirklees and no work can be carried out on this unless granted by Kirklees.

- The plot is situated on an unstable banking and enlarging the building will only add to the questionable stability of the banking.

In conclusion I believe that this cannot be classed as a variation as there are vast changes in size, construction, and amendments therefore a new application should be submitted.

The letter received to my address shows that comments must be received by 14 April however this website shows 9 April this is unprofessional and could result in further comments/objections being disregarded.

I would like to request that a site visit from a member of the planning department is conducted and detailed measurements taken for the distances between habitable windows, right to light issues and loss of total privacy for mine and all properties affected by this development. I believe that a decision cannot and should not be made from just plans as the location of the site is not standard.