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Kirklees MC – Planning & Development Management PO Box BP3 CC3 High Street Huddersfield HD1 2JR FAO Mr N Bearcroft	
1 July 2021	
BY EMAIL ONLY:	dc.admin@kirklees.gov.uk

Your ref: 91239

Our ref: 4081/Fixby/Letter 2

Dear Mr Bearcroft

2021/091239/FU – Redevelopment of 410 & 412 Birkby Road, Huddersfield, HD2 2DN

is instructed by the

to submit further comments in respect of the current planning application referenced above. It is not intended to repeat the matters raised in the initial comments submitted on 28th May 2021, although these remain valid for the proposed amendments to the scheme.

As a starting point there is no objection in principle to redevelopment of the properties at 410 & 412 Birkby Road if this brings forward appropriate development upon the site which does not impinge upon or affect the amenity or use of adjacent residential property.

Examination of the revised proposals on the Council's Public Access website (28th June 2021) suggest several modest changes. Having said that the starting point is that the floorplates and elevational details indicate no discernible change to the nature of the residential units themselves. Both proposed properties retain of the same gross internal floorspace and the external appearance is unchanged.

Comparing the site sections and layouts (Current versus Superceded) the principal changes are the relocation of the proposed garage block to Dwelling A (no.412), the movement of Dwelling A around 1m eastwards away from the western boundary and the movement of Dwelling B (No 410) around 3m to the west. Consequent changes to the necessary groundworks are also indicated. Dwelling B has been rotated some 10° anti-clockwise, so that it appears offset to the proposed Dwelling A, and some of the terracing to eastern side of the Dwelling B removed. At Dwelling A, the external /garden areas have also been amended with the car parking modified. The shared boundary between the two plots is also realigned.

To the front elevation, the properties are around 5m apart according to the cross section (Drawing 21.21.14A), but the Site Plan (21.21.06A) suggests the properties are around 2.5m apart to the rear. The external elevations remain unaltered including the rear balconies at first floor level on Dwelling B.

In all the changes are not considered to address the principal concerns raised in previous correspondence, i.e., proximity to neighbours, overlooking /dominance, along with a potential negative effect upon the protected trees through the groundworks necessary to extend the dwelling's (Dwelling B) floorplate.

Looking at the Cross Section drawing across the front elevations would suggest that the ground profile would remain unaltered. The revised Site Plan (21.21.06A) indicates the replacement dwelling B to encroach into

the “restricted” area of woodland to the east with groundworks to provide the development platform. These concerns were raised in previous correspondence and remain.

Whilst Dwelling B has been realigned the changes do not include the removal of the first floor extending balconies so that the issue of overlooking towards the property and garden at No 9 Valley Head remains. This will be a particular issue when the deciduous woodland is not in leaf – October to April. The balconies should be removed entirely or replaced with Juliet-type balconies.

To repeat the previous conclusions, the _____ does not object to the principle of the redevelopment of the site at 410 and 412 Birkby Road to provide two replacement dwellings. The changes to the scheme do in part reflect the concerns raised however, it is considered that the revised proposals represent over-development.

Having regard to the material submitted with the planning application it is considered that the current proposals particularly for no. 410 (Proposed Dwelling B) are not consistent with the provisions of the Framework and contrary to relevant policies in the Development Plan namely LP24, 30, 31, 32 and 33. Planning permission should therefore be refused.

If any changes are proposed to the application proposals, we would welcome the opportunity to comment further.

Yours sincerely