

Subject: 2021/91239/W Revised Proposals for redevelopment of 410 & 412 Birkby Road, HD2 2DN

FAO Mr Neil Bearcroft, Planning & Development Management, Kirklees MBC

Dear Mr Bearcroft,

2021/91239/W Revised Proposals for redevelopment of 410 & 412 Birkby Road, HD2 2DN

I write in respect of the above revised proposals, as a neighbour directly affected by the proposed development.

As has indicated in his letter, the revisions submitted make some small changes to the original proposals but fail to address the fundamental concerns cited in our earlier letter of representation.

The changes principally involve moving the new house at 410 Birkby Road approximately 3 metres further from our property, along with a smaller shift in the location of the new house at 412 Birkby Road. We understand there has also been a minor reduction in the proposed size of the properties and of the associated hard landscaping.

These changes however would address none of our main concerns about the overall proposal in respect of:

- Potential damage to significant trees currently subject to a woodland TPO. The marginally revised footprint would still require substantial construction works within the area covered by the TPO, inevitably resulting in damage to and the eventual death of these magnificent trees.
- Overlooking, visual dominance and loss of privacy affecting neighbouring properties. In this respect photographs used to support the revised application are misleading. Some of these seem to be out of date and no longer correctly depict the existing trees. None of the photographs give a true impression of the impact of the development in the months from October to April when the trees are not in leaf.
- The change from a dormer bungalow to a much higher two storey building and the inclusion of windows and substantial balconies directly overlooking our property directly contravene previous planning decisions about the site and remain fundamental concerns for us.

All the other points made in our earlier letter remain valid and have not been addressed, as follows:

- over-development of the usable area of the site
- being out of keeping with the nature and character of other properties in the vicinity
- increased traffic flow on the lane leading to the properties and onto Birkby Road, especially at peak times
- the implication of a change of use for the property through the creation of office space and parking for far more people than just those normally resident

We would also like to raise the question of the environmental impact of the demolition of two well-built five bedroom houses and the construction of two much larger buildings.

We believe that the revised proposals are not consistent with the provisions of the Planning Framework and are contrary to Development Plan policies LP 24, 30, 31, 32 & 33.

We therefore would contend that planning permission for the above mentioned revised proposals should be refused.

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

With thanks for your assistance,

Yours sincerely



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