

Sent: 09 September 2021 11:51

To: Neil Bearcroft <Neil.Bearcroft@kirklees.gov.uk>

Subject: RE: 21/62/091239/W 410 & 412 Birkby Road

Hi Neil

Thank you. I note that the number 412 has diminished in size and has moved. However, as previously these comments focus upon 410., although there may well be consequences to no.412. We have avoided comments on design and beauty.

From the site plans and elevations for number 410 however, we note that there are still issues of overlooking and privacy for the Bishop's House, and in particular the garden. I cannot therefore state that the amendments satisfy the concerns over amenity and overlooking which were clearly a consideration when the existing bungalow was approved and the treatment to the eastern elevation in particular.

On this there remain two windows on the eastern elevation that overlook the properties to the east and in particular the balconies at first floor level. These may be not an issue so much in the summer when the trees are broadly full leaf, but the trees and ground level bushes appear to have been subject to judicious thinning already. During the winter, spring/early summer and autumn there are concerns of overlooking. This is exacerbated by the difference in height between the two.

On this basis the objection remains on behalf of the Diocesan Board as the premises are utilised for safeguarding activity and pastoral practice, as well as being the Bishop's home.

There is a desire therefore for the ground floor windows on the eastern boundary to be removed or obscure glazed, along with the removal of the external balconies at the first floor level on the northern (rear) elevation. As suggested previously Juliet type balconies may be appropriate. These are considered to be reasonable compromises, the preference would be for the replacement dwelling to replicate the same treatments as is present on site as existing.

As previously I leave any comments on no.412 to others, but would maintain the objection to the scheme as a whole based on the Local Plan policies previously identified, along with policies in the Framework that seek to protect the amenity and well being of existing residents. The scheme whilst reduced in overall scale appears to be overdevelopment given the site constraints.

Perhaps if you have the chance you could respond on whether these matters have been broached with the applicants' agent.

I am out of the office for the next week or so but will keep up to speed on this .

Again thank you so much for your assistance on this matter. I will cc this correspondence to the Bishop and the Diocesan Surveyor.

Sincerely