

26th May 2021

Planning and Development Service
PO Box B93
Civic Centre 3
Off Market Street
Huddersfield
HD1 2JR

To whom it may concern

Dear Sir/Madam

Ref: 2021/91506

Shop Lane, Kirkheaton, Huddersfield HD5 0DB – application for permission to erect 48 dwellings, formation of access and associated infrastructure.

We have the following comments and objections to the application as quoted above:

1. We note that the 2 proposed dwelling blocks planned on the site nearest to Bankfield Lane (2 blocks numbered 27, 28 and 29 and 30, 31 and 32) are 3 storey buildings. We object to the size of these buildings as follows:
 - a) The height of these buildings is excessive and out of keeping with the village as a whole and with housing on Shop Lane and Bankfield Lane in particular. These buildings will be at least one storey, and in some cases 2 storeys higher than other dwellings bordering the site.
 - b) The excessive height of these proposed buildings will infringe on the privacy of our house (28a Shop Lane) and other houses bordering the site - the third floor of these dwellings will look down into our garden and our living areas and bedrooms. Our house (28a Shop Lane) is a bungalow, and all our bedrooms are on the ground floor. We believe that this will be an excessive infringement of our right to privacy.
 - c) These 3 storey buildings have been situated on the highest elevation on the entire site, which adds to their dominance of the area, and unnecessary infringement of neighbouring properties' rights to privacy.
 - d) The site was previously occupied by a single-story building and any new development should be in keeping with the previous buildings that occupied this site.

2. The plans that have been submitted are misleading and confusing. From the drawings of the flats that are proposed for the 3 storey blocks (27, 28 and 29 and 30, 31 and 32) there appears to be only 2 flats / dwellings within these buildings. However, we have noted that the general plans allocate 3 separate house numbers to each of these blocks. How many dwellings will be allocated to each of these blocks?

3. We would also like to add our concerns about the local amenities and infrastructure which are already under huge pressure in the village. Of particular concern are the following:

a) Parking on the narrow and dangerous roads around the village. We are concerned about the ability of the local roads to cope with the increase in traffic and demands on parking that the proposed development would inevitably mean.

b) We are concerned that the increase in housing in the village will mean that Kirkheaton's primary and secondary schools will become oversubscribed and children in the village will not be able to access local schools.

c) We would like some assurances that the long running issues with water, drainage and sewerage in the village have been adequately considered and there will be no exacerbation of these issues because of this large new development.

4. The site has been left abandoned for the past few years and has become a haven for wildlife. We regularly see foxes with young cubs, bats, squirrels, badgers, and a wide variety of birds etc. which have all made their home on this site. Again, we would like full assurances that this wildlife will be considered fully before and during any development on the site.

Yours faithfully

28a Shop Lane
Kirkheaton
Huddersfield
HD5 0DB