

From:
To: [DCAdmin](#)
Subject: Planning Application 2021/91867 Rear of 17, Kensington Close, Staincliffe, Batley, WF17 7RL
Date: 14 June 2021 17:22:40

To Whom It May Concern,

Formal comments:

The proposed dwelling will overlook and impact on the privacy of the adjacent properties on Upper Croft Road with two windows (North) at the side of the house overlooking 19 and 21 Upper Croft Road (see comment on elevation later). This development will also cause privacy issues for 19a and 19b Upper Croft Road. Specifically, the East facing windows will affect the privacy of and overlook 19a and 19b Upper Croft Road and, to a lesser extent, 51, 53 and 55 Clerk Green Street. These East windows will also significantly affect the privacy of and overlook 15 and 17 Kensington Close.

The proposed development will also dominate and tower over other nearby lower level properties and the remaining landscape.

Moreover, the short distance between the proposed dwelling and 19 and 21 Upper Croft Road combined with the existing (North-South) elevation will lead to significant over-shadowing. Specifically, ground level at the area of the proposed dwelling is roof level of 19 and 21 Upper Croft Road. Whilst this overshadowing will be significantly worse in winter, this will also be an issue in summer. Whilst the height of the proposed development is unspecified, a two story building of such a wide width and length will be an issue. This overshadowing concern will also extend to number 19a and 19b Upper Croft Road and, likely, 51, 53 and 55 Clerk Green Street.

The proposed dwelling is only proposed to be 22.8 metres from 21 / 19 Upper Croft Road. It is also ~14.25 metres from 17 Kensington Close and less than 14 metres from 15 Kensington Close - this appears excessively close from all properties especially considering the proposed dwelling sitting at a higher elevation than all of the aforementioned properties.

From the plans, the access site to the proposed property appears to narrow significantly after the initial 4500 opening at the initial section of the proposed drive making this road access limited. This would be particularly concerning for emergency services (e.g. fire engine access)

The property is excessive in size and overbearing given the position of elevation.

Overall, for the reasons stated, I object to the application.

I would be grateful if you could confirm receipt of these formal comments.

Best wishes

I wish for my address to NOT be made public. I am aware that my name will be made public with my comments.