

16 June 2022

Dear Sirs,

Plans for the site to the rear of 28 Northorpe Lane, Northorpe have once again undergone further changes in an attempt to make them acceptable to the Council Planning Officers. Nonetheless, I have to highlight further issues with the plans as they still stand, which if not addressed should result in a refusal of planning permission.

1. Latest site plan block layout refers https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/downloadaddocument.aspx?application_number=2021%2f91914&file_reference=934061&size=2451614

with a particular issue being the overbearing and inadequate separation between plot 11 and the existing property at 3 Northorpe Court.



Figure 1

Plot 11 is positioned uphill of and will look directly down into the existing property at 3 Northorpe Court in an overbearing and intrusive fashion. This design aspect in no way enhances the existing environment or is complementary to the amenity of Northorpe Village.

2. [General \[id 934113\]](#) Size: 232KB 25/05/2022 - Cover Lettering - Mirfield - Revised Plans May 2022

refers in which it is revealed that there is a **minimum distance stipulated by Kirklees Planning officers of 21 m between habitable windows,**

"3. 21m not achieved between habitable room windows between plots 18 and 20. Plot 19 only has 6.4m to the rear boundary of plot 16 and also 20.6m to the rear of plot 16 though this can be

viz :

"3. 21m not achieved between habitable room windows between plots 18 and 20."

I therefore apply the similar stipulation that was used between plots 18 and 20 against a blow up of the Mulberry house design at plot 11 from reference 1 above, showing the separation to 3 Northorpe Court labelled as 22639 mm (= 22.6 metres). I have to make it clear that this 22.6 metre depiction in figure 1 is a mistake/misrepresentation by the architects since their labelled line is quite clearly not measured between the nearest habitable room windows. The correct datum of 3 Northorpe Court to measure the nearest habitable room window lies to the right (i.e. south) of the measurement on the latest site plan block layout drawing, and is now indicated in red on Figure 2 included below. When this nearer habitable window of 3 Northorpe Court is taken into account, the separation distance between habitable windows to plot 11 is quite clearly less than 21 metres. I have taken the measurements myself but the site architects will clearly see their error once you inform them of it.

Therefore, I have to ask that the Architects go back to the drawing board with regard to plot 11.



Figure 2: 16 June 2022

Correct minimum separation of at least 21 metres to be achieved **between habitable windows** across the red line highlighted. Therefore plot 11 either has to be removed or resited much further to the north.

3. Dangerous and non compliant road radius on a blind bend adjacent to plot 28.
- Once again Latest site plan block layout refers
https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/downloaddocument.aspx?application_number=2021%2f91914&file_reference=934061&size=2451614 , see Figure 3



Figure 3 (above)

(Continued on next page, below)

I now reproduce the bend of concern highlighted in red for danger, compared and contrasted to the wider radii bends highlighted in green (ostensibly not indicating a danger) for reference (see Figure 4).



Dangerous and non compliant, tight radius, blind bend (red cross), shown in reference to open and safe sweeping bends, indicated by Green ticks.

Figure 4 (above)

Until there is a wholesale redesign of this blind bend marked with the red cross, this design is unsafe and it would be a mistake to allow it to continue. Great efforts have been made by the architects to achieve safe visibility arcs in response to previous feedback (see the green tick bends) BUT it would be a dereliction of obligation not to address the glaring danger to safety indicated by the red cross. The current approach is obviously inconsistent; two open bends with good visibility but one dangerous blind bend is not acceptable. Who would want to encounter the refuse lorry or Yorkshire Water Pumping station lorry coming around a blind bend with no warning?

On the basis of the above and assuming these issues are neither addressed nor rectified, I request that this application is refused.

Regards,