

protect vehicles from getting damaged. There are limited parking spaces available, forcing residents to park on nearby streets and on the main road.

- Larger vehicles such as waste collection vehicles, emergency vehicles and disabled access minibuses regularly struggle to pass through the street. Often they are forced to reverse back out onto North Road, compromising highway safety.
- The proposed development is likely to introduce more cars and commercial vehicles onto the street which will generate more traffic, especially whilst unloading causing a highway hazard and undue inconvenience and distress to the young and vulnerable disabled residents living on the street.
- Traffic calming measures have been introduced on Sackville Street and on North Road to help ease the traffic flow but there is still a major traffic congestion issue on the street. Cars parked on the street and on neighbouring streets often get damaged by passing vehicles and on many occasions accidents have occurred. This is an issue which the local councillors are aware of.
- Sackville Street is used to gain access to the local amenities. This street is heavily used by vehicles both large and small, by cyclists and by people on foot to gain access to the schools, mosques, shops, community centre, health centre, parks and the Spenn Valley greenway.
- Young mothers with pushchairs, young children, health workers from North Kirklees day services (Red Laithes Court, Red Laithes Lane, WF13 3DB) who assist disabled people, elderly disabled residents and cyclists often face difficulty on the street. Cars and larger vehicles parked on the footpath restrict pushchair and disabled wheelchair access. Cyclists have visual restrictions due to the large volume of vehicles parked here. The proposed development poses a further safety risk to the vulnerable.

In summary if the proposed development was to be approved it would have a significant negative impact on both the residents living on the street and those using the street to gain access to the main roads and local amenities. Further traffic will be generated, causing an impact on local air quality and there will be a demand for more parking which Sackville Street cannot accommodate. Parking spaces will be lost. It will further compromise the safety of pedestrians and disabled residents. Highway safety will be compromised and it will adversely affect the amenities of the existing residential properties.

Loss of Privacy, Overlooking and Overshadowing

- There is insufficient parking between my property and the proposed development.
- The proposed extension to the shop and conversion of residential garages into a commercial storage unit will overlook my kitchen/living room which I have enjoyed for over 40 years.
- A previous extension to 9 Sackville Street caused a considerable loss of light to my property. The erection of the new buildings will not only cause further loss of daylight from overshadowing but it will also be oppressive and overbearing. This

will be a major invasion of my privacy especially when the storage unit is accessed by the shop workers through the shared ginnel.

- I have a right to peacefully and privately enjoy my property. I feel that the proposed development will have a negative impact on my quality of life.

Detrimental Impact upon residential amenities

- Number 9 Sackville Street, currently has mismatched brickwork from a previous expansion to the existing shop. Further mismatched bricks along with the introduction of the proposed canopy will be visually unattractive on a residential street.
- The proposed development does not respect the street pattern, in particular the scale and proportions of the surrounding houses. The scale and design of the un-neighbourly expansion and development to the property would result in almost a mini supermarket on a tight residential street which is entirely out of keep with the surroundings.
- There is an existing rat and mouse problem on the street. This is made worse by regular fly tipping. Properties 1,3,5 and 7 Sackville Street have a total number of 8 bins which are stored on the ginnel which has shared access with 9 Sackville Street. The use of the property as a retail and butcher's shop with a further raw meat and food storage unit at the rear of the property, alongside large commercial waste bins will attract more vermin to the area, with the accumulation of unhealthy unpleasant odours which would directly affect neighbouring properties on a daily basis, especially properties 5, 7 and 15 Sackville Street which have windows directly facing the proposed development.
- The proposed development is likely to result in noise, pollution, disturbance and nuisance. Parking spaces will be lost, disabled access will be compromised, there will be a loss of privacy and a right to enjoy a quiet and safe residential environment much to the detriment of residential amenities.

On the basis of the above, I trust my objections will be taken into consideration prior to a decision being reached on this planning application. I have attached pictures of the car parking and traffic congestion issues which the residents are faced with on a daily basis. I have also attached pictures of how close the proposed development is to the immediate neighbouring properties. I hope you can be sympathetic towards the residents of Sackville Street and reject the proposed application.

Yours Sincerely