

2 Scarboro Meadows
Mirfield
WF14 9RU

15th September 2021

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

Dear Sir,

I write to strongly object to the planning application 2021/48/93237/E, for the following reasons :

- My house, 2 Scarboro Meadows, backs directly on to the garage site, and the building of these flats will greatly impact on my privacy in my rear garden and conservatory. The windows in the top floor flat closest to my boundary will be able to see directly into both my rear garden and my conservatory which i use on a regular basis. Knowing that i will be overlooked by these flats is causing me significant anxiety . I do not believe the proposed 1.8m replacement boundary fence will provide enough privacy from the occupants of the top floor flat.
- The end wall of the existing garages provide part of my boundary, and is an integral part of my garden, and while I appreciate that this wall is to be retained as is, subject to inspection. If there is a need to replace it for structural reasons, will this be replaced like for like, or the new boundary fence continued around the remaining boundary? Also will any damage to the planting in my garden that is against this wall be restored or will i be compensated for its loss?
- Will access to the site for construction vehicles be created from Knowl Road to avoid large vehicle and numerous contractor vehicle from using Knowl Grove? This road is already hazardous to drive down with the residents parking on the road, at times it is difficult to zigzag between cars parked at either side of the road. Adding contractor or large construction traffic to this would cause a very large and real risk to emergency services being able to effectively visit the residents / properties on Knowl Grove and Scarboro Meadows
- During the construction period, there will be a significant amount of noise, for a significant period of time. What measure will be in place to minimise this disturbance?

- During the demolition of the garages, and to some extent during the construction of the flats and their infrastructure, there is the potential for a large amount of dust to be created, this will mean i will be unable to use my rear garden during the construction due to the noise and dust. The dust and debris will also mean that the windows and conservatory will need to be cleaned more regularly. What guarantees and compensation will be in place to deal with these issues?
- The parking for the flats only provides for one space per flat, and has no provision for visitors parking. The plan also shows that there is no reasonable space to park should the occupants of the flats have more than one vehicle. Most couples have a car each these days, and if the occupants of the ground floor flats are intended to be less able bodied, there is a large chance that vehicle could be of the SUV or MPV type, which are larger than the average vehicle. What is being put in place to deal with the potential for 16 cars plus visitors to be on this site? Is this just going to be passed to the residents to deal with by contacted the police or the highways department when the inevitable blocking of roads occurs?

All the above points, I feel will impact on my ability to enjoy using my house and garden in the manner i am used to doing, and also has the potential to impact the valuation of my property.

Yours sincerely,