

From:
To: [DCAdmin](#)
Subject: Planning Application: 2021/93779
Date: 24 November 2021 17:40:26

Dear Kirklees Council Planning Department,

I am emailing to contest the planning application that has been drawn up for a house to be built adjacent to 136 Laund Road. **Planning Application: 2021/93779**

I received the letter in the post regarding the application and aware that the comments date has passed but I still wish to have my opinion heard.

The proposed dwelling sited adjacent to the semi-detached houses of 136/138 would be an unnecessary build. In recent years the number of new houses built in this area is astounding. From the new estate of Laund Croft which saw 21 new houses built at the rear of 136 Laund Road to the new 7 houses further down the road that have recently been squeezed into the last green space on the road. There is a lack of need for this kind of development on this plot and on this road.

Furthermore, there is an increased loss of privacy to the houses at the rear of the property. In recent years the removal of large trees from the garden of 136 was requested and approved due to the loss of light they caused. From the plans it appears that trees are to be planted back in the position that they were removed from not all that long ago. A further cause for concern is the overshadowing of 134 Laund Road and I query that the house proposed would comply with the Nationally Described Space Standard.

A detrimental impact on neighbouring amenities. I presume this house would be marketed at families with school aged children, the local nurseries, schools and colleges are already operating at maximum capacity, and I believe that anymore housing adds undue pressure to the already pressured facilities. Kirklees Council do not appear to prioritise or forward plan the building of amenities to service the hundreds of residential developments that are approved every day. Without further schools, how can family houses be built.

Additionally, the increased traffic and parking pressures that already exist on Laund Road would only be added to with the building of the proposed plans. The traffic generation from existing developments has added increased pressure to the road that serves as a bus route which has struggled to operate at ease in the past few years because of the growth of parked cars on the pavement. I wish to further add that access to this proposed build is right by the bus stop which services many residents of this community of which a number are elderly, and this stop is vital and cannot be obstructed.

I do query the proposed access and parking for 136 and the new build, it appears to show spaces for 4 cars, yet I do not believe that these cars would be parked on the drive. There does not appear to be room for all parties (front and back) to vacate their cars due to lack of space to open the doors. This would inevitably then lead to excess parking on the pavements becoming the standard. As previously discussed, the bus stop is by the proposed access to the new build and would threaten the service of this amenity.

As someone that will be directly impacted by this build, I believe the negative effect on the appearance of the existing house at 136 is substantial and the clear lack of respect for the need for green space is evident. The excess cars parked on the pavement and increased numbers on the road detract from the area making it less attractive and enjoyable for the existing residents. Local authorities are obliged to protect the living standards of local residents, but this does not appear to be the case in this area anymore. With new houses comes more cars and the road is congested as it stands.

Finally, the proposed build will cause needless excess stress to the neighbours that have already suffered through years of chaos that comes with being surrounded by building sites.

Regards,

A long-standing resident of Laund Road