

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

22 November 2021

Dear Ms Taylor

Ref: 2021/62/94184/W

Thank you for your letter dated 5th November 2021 relating to the above referenced planning application at 1 Summerfield Grove.

I should like to object to the development that has taken place at 1 Summerfield Grove on the grounds of my late father's previous objections to the initial development that were formerly upheld by Kirklees Council in 1988.

When Summerfield Grove's development plans were submitted to Kirklees Council by the original developer my late father objected to 1 Summerfield Grove being located too close to 35 Manor Park Way. The resultant action was to move the location of 1 Summerfield Grove further away from the boundary and to prevent the overlooking of a bedroom window at 35 Manor Park Way from a room to be used as a bedroom at 1 Summerfield Grove. Originally 1 Summerfield Grove had no protrusion to the rear and had a large garage. The garage was knocked down by a subsequent owner and the stone used to build an extension up to 4 meters long at the rear of 1 Summerfield Grove under permitted development rules and land on which the garage had sat was sold as a secondary plot upon which development has taken place within planning permission rules and regulations, 1A Summerfield Grove.

The permitted extension development at the rear of Summerfield Grove has since had a patio door inserted into it which overlooks the bedroom window of 35 Manor Park Way but I understand that no recourse is available as this modification was made some time after the permitted extension was built.

Another garage has been built, again within permitted development rules and regulations, and is located very close to the boundary of 35 Manor Park Way.

The permission being sought by this application is for a further extension to be added to the permitted development extension to the rear of 1 Summerfield Grove which breaches planning rules and regulations.

My grounds for this objection are:

Overlooking of the rear bedroom window of 35 Manor Park Way.

Loss of privacy as a result of this overlooking.

Potential noise from the location of the property being too close to 35 Manor Park Way.

Over-development at the site of 1 Summerfield Grove

I enclose the letter from Kirklees Council dated 7th September 1988 upholding my father's objections and advising that the bungalow was moved further away from 35 Manor Park Way and window alterations made so as not to overlook. No northern facing windows were submitted on the original developers plans as these would clearly have overlooked other neighbours to the north.

The latest extension of 1 Summerfield Grove moves the boundary of the house much closer to its neighbours increasing the likelihood of noise with patio doors on the southern elevation directly overlooking the rear bedroom window of 35 Manor Park Way resulting in a loss of privacy.

The two permitted developments mentioned above have been exacerbated by this unauthorised extension causing an over-development of the site at 1 Summerfield Grove.

The window that has been installed in the northern elevation of the new unauthorised extension, whilst it is below the level of a current fence, is not below the level of a permanent structure, the fence being removable. This may subsequently overlook neighbours to the north, hence in the original development plans no northern facing windows were permitted.

I understand that the development has now taken place illegally and would ask for permission not to be granted as in my opinion the development breaches many planning requirements that have in the past been upheld by Kirklees Council for this site. I would therefore ask Kirklees Council to uphold their previous decisions for the site of 1 Summerfield Grove and decline this application and also consider the movement of the new garage to be further away from the boundary of 35 Manor Park Way.

Yours sincerely