

**Subject:** Application 2021/94280  
**Date:** 12 January 2023 17:16:15

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Re: Application Number 2021/94280

Dear Kirklees Council,

We recently received communication informing us that a planning application had been submitted for the erection of 65 dwellings and associated works on the green space to the rear of our property.

We are in opposition to the application as it would have a negative impact on our home and lifestyle.

In brief, our issues are as follows:

- **Devaluation of property**
- **Destroys the views and peaceful environment surrounding our property**
- **Reduces level of privacy by overlooking other homes**
- **Risk of movement in foundations resulting in rear garden collapsing**
- **Noise pollution during/after works (shift work and working from home)**
- **Excessive traffic in the surrounding areas**

I have elaborated on these points below:

#### **Views, privacy and environment**

My partner and I bought our property in January 2019 and one of the most appealing features was the views to the rear of the property. It not only offers pleasant views but it also adds to the privacy and peaceful environment that we were looking for when house hunting. With these proposed plans, we would lose a lot of our privacy as we would be potentially overlooking gardens, driveways, or perhaps directly through other people's windows. Had we known about an application like this when we were viewing the property, it is likely that we would have looked to purchase a property elsewhere.

There is also a lot of wildlife in the area and we are concerned that some of their natural habitats would be destroyed or disturbed during this process.

#### **Structure and property value**

Our other concerns are in relation to how this will affect our property. The property is currently elevated above the green space at the rear, supported by rocks and gabions and there is a bit of a drop. Our home buyers report didn't highlight any issues with structure or grounds at the time but we would expect this to be taken into consideration if these works go ahead as this may disturb the foundations, potentially causing the garden to collapse.

There is also the possibility that this will devalue our property. As stated previously, the views and privacy are a great feature of the property and without them it will affect its value. If this were to happen we would be looking to seek compensation for the loss in

value.

**Noise pollution and shift work**

We expect the proposed works would take place over a long period of time given the amount of work involved. I regularly work night shifts  
My partner is self employed and also has to work shifts which can consist of night duties as well as working from home. It would be almost impossible to sleep in the daytime or work from home during these works as it would be a disruptive process.

**Excessive traffic**

There is already a heavy amount of vehicle traffic in the area, particularly connecting the side streets to Soothill Lane. We regularly have to use Lady Ann Road to get onto Soothill Lane to access anywhere from our property and this can be quite difficult especially at peak times. Adding another 65 properties with at least one car per household would add to these congestion issues immensely.

We appreciate you taking the time to read through our concerns and we hope these will be taken into consideration.

Kind regards,

62 Primrose Hill, Batley