

From:
To: [DCAdmin](#)
Cc: richarda.gilbert@kirklees.gov.uk
Subject: Submission to the public consultation for Planning Application ref 2021/94552 - Overlooking concerns & breaches of related planning protocols
Date: 08 March 2022 01:20:38
Attachments: [photos-houses-lookingdirectly-into-habitable-rooms-21-inkermann.pdf](#)

Good evening,

Please find attached a further submission to the public consultation for Planning Application ref 2021/94552 (concerning the proposed erection of 53 dwellings and associated works on land at Barnsley Road, Denby Dale, HD8 8TS).

This details concerns, and demonstrates the breaching of clear Kirklees Council planning protocols, concerning overlooking in relation to the application which requires resolution before approval of the application is considered.

As previously stated, Principal 6 in the Kirklees Housebuilders Design Guide SPD clearly states that *'Residential layouts must ensure adequate privacy and maintain high standards of residential amenity, to avoid negative impacts on light, outlook and to avoid overlooking'* however, the elevations detailed in the above planning application demonstrate punitive overlooking issues that will without doubt negatively affect the privacy, amenity, and outlook of each of the properties along the northern boundaries.

Furthermore, they show that the new houses on the northern boundary stand on made-up land, i.e. above the existing ground level, unnecessarily accentuating the overlook issues and clearly in breach of Principle 6 detailed above. (See ID Civils Engineering Feasibility Layouts: ref 5212-C-D-9-01 & 02 id908371/2)

To demonstrate this visually, we have taken photos from what will be the rear of the new properties, using the exact distances proposed between the existing and new properties. The photos are taken at what will be the ground and first-floor elevations once the land has been built up to the levels indicated on the plans.

As can be seen, almost every window to the rear of the new properties will have clear lines of sight into the habitable rooms of the existing properties. In my case, these are the photos showing my property at 21 Inkerman Way, Denby Dale, HD8 8UU.

Making up land on an existing slope, resulting in the overlooking issues shown is a clear breach of the planning protocols detailed in Principal 6 in the Kirklees Housebuilders Design Guide SPD.

Furthermore, not one of the design solutions detailed in Section 7.20 of the Kirklees Housebuilders Design Guide to alleviate overlooking has been adopted in the planning application.

Consequently, the application should not be considered for approval until these punitive overlooking issues have been resolved.

If you need any further information, please do not hesitate to contact me.

Yours sincerely

21 Inkerman Way
Denby Dale
HD8 8UU

19 Inkerman Way looking directly into habitable rooms from plot new houses

view as from existing ground

View as from built plot patio floor level

EYE View as from plot first floor



view as from first Floor window

view as from first Floor window



There are direct lines of view from stood at the rear, plus half in the garden and from 3 windows at first floor level into 5 habitable rooms

These views are taken from the datum as given on the developers drawings, the eye view is even clearer than the photographs