

From:
To: [DCAdmin](#)
Subject: Planning Application 2022/91604 - comments
Date: 28 May 2022 15:07:18

To the reviewing officer (Katie Chew)

Re: Planning Application 2022/91604

Please see below my comments/objections to the above planning application.

I understand that a new application for 3 dwelling flats has been made for 66 Blacker Road - 2022/91604.

Having reviewed these plans, please find my comments/concerns/objections below.

- The proposed dormer/attic extension and second floor flat conversion will directly overlook, and detrimentally affect the privacy of
 - The layout of the 3 flats will mean that main socialising areas (kitchens/living areas) for at least 2 separate occupants will provide a view which directly overlooks detrimentally affecting our privacy
 - Number 66 Blacker Road squarely faces in the area where it receives the most direct daytime sunlight, and thus where throughout the day and evening
 - The proposed dormer/attic extension will directly affect the amount of sunlight coming , in the exact relative position where we have our
 - The proposed dormer/attic extension is not in keeping with the design or aesthetics with the majority of neighbouring properties, and lays within a conservation area.
- I am concerned about the submitted proposal turning a terraced, historical family home into 3 separate flat dwellings; our neighbourhood already has ample single letting options, many of which are regularly advertised as being unoccupied (within an 1000m radius of the application). Student accommodation is rarely 3 separate dwellings, with 3 separate

kitchens; this type of accommodation adversely affects the ability for families to access affordable, sociable and diverse housing and community that communally we have worked hard to reclaim;

- In the late 1990s/early 2000s a terraced home on the same road was turned into a HMO*, to the great detriment of all surrounding. With no rental restrictions, it was leased to a prison release housing support agency, and escalating violent incidents and threats, excess noise both day and night, criminal damage and theft from neighbouring properties occurred over a long number of years, directly affecting the health and wellbeing of those occupying many dwellings around - some of whom have lived here for over 40 years - and affecting our rights to peacefully reside. Police and council records will support the above.

- For this HMO - and other multiple occupancy rented properties on the same row of houses - many neighbours had gardens which were subsequently used by residents, visitors and police to access the property/properties at appropriate times of the day/night; access to the terrace back gardens via the communal path was - and is - often limited.

- I am concerned that changing a historical and current family dwelling into separate rented flats will mean an escalation of noise, nuisance - a return of unmanaged rubbish (referenced below) - alongside increasing a lack of community cohesion;

- Complaints have been made to Kirklees Environmental Health about the mismanagement of litter and refuse at the back of number 66 Blacker Road, which led to a significant rat infestation in early/mid 2020, proving costly to neighbours - who subsequently had to call their own vermin management, which is now ongoing.

- The owner(s)/landlord of 66 Blacker Road did nothing to directly address these issues at the time, despite repeat letters being posted by neighbours, and both rubbish and vermin increased in population over a number of months. Action was only taken when the council were involved - Environmental Health records will support this.

- In relationship to the above, I have increasing concerns about the intended/potential use of the property at number 66 Blacker Road;

- Houses of multiple occupancy/those split into flats, mean a number of electricity/gas meters can be fitted, which is linked to cannabis farming set ups - as this allows landlords/tenants to mask excess levels of electricity and gas use.

- As neighbours who have previously endured years of anti-social behaviour, over the past 18 months - 2+ years both myself and my neighbour have been disheartened to once again experience police and civilians coming through

- Evidence of cannabis farming has been found discarded hydroponic equipment and heat lamps, as well as biological growing aids, soils and gravel have been

- In recent months, our fears have been realised as West Yorkshire Police have raided the address at 66 Blacker Road for cannabis farming/illicit use of premises. You will be able to check information/dates of access etc with West Yorkshire Police directly, for associated evidence/narrative.

Thank you for taking the time to read these concerns and objections, which I believe to be well-founded.

Kind regards,