From:
Sent: 06 July 2022 12:56
To: Tom Hunt <Tom.Hunt@kirklees.gov.uk>
Subject: planning application 2022/91729

Dear Tom,

Thank you for calling me yesterday and nice to talk to you. To follow up on our telephone conversation, I am emailing to communicate my objections to planning application 2022/62/91729/w submitted by my immediate neighbour at 130 Luck Lane.

I have two concerns:

1. **Visual and Environmental Impact**.

The existing garage wall of no. 130 Luck Lane forms part of my garden; it constitutes the boundary between our two properties. From my kitchen window, which is below garden level in a sunken yard, the garage extension appears as an oppressive expanse of unbroken wall, completely dominating the view, as it is only about 5m away from my house. An unpleasant "wind tunnel" effect already exists because of this wall (planning application 2005/62/90716/W2, I believe). Raising the roof height of the garage will increase the claustrophobic feel and also potentially increase wind speeds.

Since I moved into 132 Luck Lane in 2019, I have been gradually working to renovate the garden in this space, despite the difficulty growing plants with the high winds passing between our properties. In 2020 I installed a trellis screen in front of the neighbour's garage to reduce the visual impact of the wall and started to grow climbing plants up the trellis (these are now struggling to survive due to weed-killer damage caused by my neighbour). Please note, the trellis is not attached to my neighbour's garage wall, it is free-standing and about 1 foot away from the wall at no. 130. My house is the former lodge serving Royds Hall and as such is grade II listed. Its visual charm and character could be impacted in a negative way by excessive development at 130 Luck Lane.

2. **Disruption to my property during the works**

In the summer of 2021, I was working away in East Yorkshire for long periods of time. Towards the end of summer when I was spending less time working away, I returned to my house and noticed that all the grass in the back garden had died. I was surprised as the grass had always

had healthy growth and the summer was no hotter/drier than normal. At the time, I put it down to an unusual combination perhaps of a few hot days plus the high winds that often occur between the two properties. However, in spring this year the only plants that had bloomed were those that had been under ground as bulbs in summer 2020. All other perennials, shrubs and ferns were shrivelled up, dead, or struggling to survive with a withered appearance. There is a patch of "no-mans" land in a small corner at the end of my garden that is overgrown with brambles and I noticed these were completely brown and dead. I asked my neighbour (R Randhawa) earlier in June this year whether he knew what had happened and he said he had liberally sprayed the area with weed-killer in 2021 as the briars were climbing up and over into his property (he said he used a whole bottle, and the patch of brambles is only about 2m x 1m in area!). He had clearly done this on a windy day and the wind-tunnel effect had resulted in a cloud of weed-killer passing through my garden, sufficient to kill nearly all plants in that area. The area of damage is clearly demarcated compared to the rest of the garden so I can think of no other explanation other than wind-blown weed-killer. The grass has still not recovered a year later. Most of the previously grassed area is still straw-like in appearance and only weeds are starting to grow again.

small areas of untamed wild plants like brambles are good for biodiversity in urban areas and support important pollinating insects. The brambles are not on my land (they are behind some rented garages), but they are at the level of my garden, so if he had spoken to me first I would have offered to trim back this patch for him rather than undergo the destruction of my garden plants (I have asked him not to spray weedkiller again and talk to me if he feels the need to do so; he agreed to this). I have not because he said it was an accident and I decided to take him at his word.

You may wonder what this has to do with the planning application but it does in fact lead me on to my second objection:

There appears to be no information in the planning application as to the practicalities of building the new extension. Since the wall directly forms the boundary between our properties, I am concerned that building works will encroach on to my land.

Gardening is really important to my mental well-being and I have felt very unhappy since the full extent of the damage to my garden plants became obvious this spring. I want to replant this area as soon as possible, but I am worried that building materials might be dropped into my garden, my trellis might be damaged, or even that scaffolding might be put up without my permission

I currently do not have the funds to install surveillance cameras and in any case this could take some time as my property is listed and I would have to apply for LBC before doing so.

Please would you kindly acknowledge receipt of this email as I do not have a read-receipt facility on Gmail.

Kind regards,

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132 Luck Lane,
Huddersfield,
HD1 4RA