

Kirklees Planning Services  
Development Control

**FAO: Emma Thompson**

**RE: OBJECTION TO DEMOLITION OF EXISTING DWELLING AND GARAGE AND ERECTION OF TWO SEMI-DETACHED DWELLINGS AND DORMER BUNGALOW**  
**LPA REF: 2022/62/91791/E**

Dear Madam,

I am writing to you in relation to the planning permission detailed above as I would like to submit an objection to this proposed development.

The following matters form the basis of this objection and are detailed in the following sections.

#### Trees & Wildlife

The planning application asks whether there are any trees or hedges on the proposed development site, and this has been ticked on the application as 'NO,' which is incorrect. The applicant has already removed most of the trees and hedges on the site in preparation for the proposed planning, with just one tree remaining in the corner of the site, giving privacy to the neighbouring properties and I would like to apply for this to be listed. Please can you let me know what the process is for this?

As a neighbour to the site for over 30 years, I can confirm that no consideration has been given to the wildlife that lived in the trees and hedges, which I have seen expand over the last several years. There has also been no consideration for the privacy that these trees and hedges gave, for the neighbouring properties

#### Highways

The application states that there will be parking spaces for eight cars for the proposed development. This is a massive increase from the current layout of having two parking spaces on the site. The added pollution that this development will bring to the area is also a concern for myself and other residents. I also think that the size of the houses in the development will require more parking spaces than the figure that has been submitted, so please can you also take this into consideration.

The extra vehicles that the development would attract, would potentially result in accidents occurring between cars entering/exiting the drive and pedestrians and vehicles using Westfield Lane.

The Kirklees Highways Design Guide states that, *'as an initial point of reference for residential developments, it is considered that new 2 – 3-bedroom dwellings provide a minimum of 2 off-street parking spaces and 4+ bedroom dwellings provide 3 off-street spaces'*.

I do not think that the development provides enough parking spaces for the size of the properties and surely the increase in the number of cars for the development, will be taken into consideration. Also, there is no visitor parking provision. It is felt that the development should include at least three spaces for visitor parking given that the existing drive would serve three dwellings. The proposals as they stand would result in visitors parking on Westfield Lane, which is a busy road through the village. Any displacement of parking onto the highway would therefore be detrimental to the free and safe use of Westfield Road.

The proposals could also create additional on-street parking if the applicant and/or their visitors decide it is too onerous reversing up and down the drive all the time. An increase in on-street parking would reduce visibility and restrict the free flow of traffic along Westfield Lane. Please also bear in mind, that there is a local Primary School in this area and there is a lot of traffic when parents pick up and drop off at the school.

#### Amenity

Residential development is noise sensitive and with the addition of more dwellings on the site this will obviously cause more noise. Based on the number of bedrooms that the new development will create, the site will possibly have 16+ people living there, replacing the previous couple that lived in the existing house.

The rear elevation of my house looks directly towards the rear elevation of one of the semi-detached houses. For the past 30+ years, there has only been one house on this site, so the area has been quite private for myself and my neighbours. The proposal to add more dwellings on to this site, will, 'over develop it' and there will be a lack of privacy for myself as well as the neighbouring properties. The proposed three storey semi-detached properties will also overlook my property and there will be a loss of privacy for ourselves, and as such would be of detriment to our residential amenity.

Finally, the overall scheme is considered to constitute overdevelopment of the site. I feel that there is simply insufficient space to accommodate all the proposals (significantly larger footprints of residential buildings and lack of parking required) without the site feeling cramped. The proposals would therefore cause harm to visual amenity and the character and appearance of the area.

Given the reasons outlined above, I strongly object to the proposed development. I therefore respectfully request, that the Council refuse this application.

Yours faithfully,