

William Simcock
Planning Policy Group
Investment and Regeneration Service
Kirklees Council
PO Box B93
Civic Centre III
Market Street
Huddersfield
HD1 2JR

July 6, 2022

REF: 2022/62/91834/W

With reference to planning application: 2022/62/91834/W - 'Erection of 4 dwellings': adj, 5
Fernside Avenue, Almondbury, Huddersfield, HD5 8NR

I OBJECT to this application for the following reasons:

After an earlier application (2019/62/91617/W) was refused, then appealed, most of the planning inspectorate's reasons to uphold the decision re: application 2019/62/91617/W still apply to this amended proposal. Namely:

- The effect of the proposal on the character and appearance of the area: *"the trees on the site which are particularly noticeable and they make a positive contribution to the locality, standing above the properties set into the hillside."* and *"Currently grassed rough ground, it is largely open with mixed mature trees on the periphery. It makes a positive contribution to the character and appearance of the area comes from the sense of space and greenery that is created particularly from the contribution of the trees."*
- Once again, plots 3 and 4 are *"properties with a deep span section and steep pitched roof, which creates an imposing building of substantial scale and height on elevated Ground."* and *"the pitch and roof will be particularly noticeable and not be in character with the current properties."* To re-use the Planning Inspectorate's conclusion from last time (which still applies to this application): *"...this would result in an incongruous appearance out of character with the locality and thus it would adversely affect the character and appearance of the area and be contrary to Policy LP24 of the Kirklees Local Plan (2019), which amongst other things aims to promote good design by ensuring the form and details of all development respects and enhances the character of the townscape."*
- Parking provision is inadequate given local car ownership levels (has this been considered?). With only one parking space each allocated plots 1 and 2 - both of which are two bedroomed houses. Without adequate provision, there would be an adverse impact on highway safety and the free flow of traffic due to an increase in onstreet parking.

- The proposed plot 3 is just as close to the boundary of 7 Rockley Close as the proposed plot 3 from the 2019 application. On that occasion, it was noted that the proposed development “...*would have a harmful effect upon the living conditions of No. 7 Rockley Close with particular regard to outlook. The proposal is therefore contrary to the amenity protection aims of Policy LP24 of the Kirklees Local Plan (2019).*”
- Wildlife and ecology concerns have only been paid lip service to; both the bat assessment and topographical survey dates from 2018 - there has been enormous changes since then.
- At the end of the current access road is a significant electricity substation. This is regularly maintained by Northern Powergrid and, on occasion, emergency work is carried out. Thus, 24 hour access is required at all times. The current proposal doesn't allow for any meaningful access to the substation by commercial vehicles. Similarly, access for emergency vehicles is equally impeded.
- In addition, the current plans do not take into consideration the rather significant transformer box to the rear of the substation - making the proposed “gate access” purposeless.

For the reasons set out above, I believe the application should be rejected. In fact, the new proposal is so similar to the previous - which was rejected by the Planning Inspectorate - that it almost seems frivolous.