

Kirklees Council

Planning and Development,

PO Box 1720

Huddersfield

HD1 9EL

116 Church Street

Netherthong

Holmfirth

HD9 3EA

31st July 2022

To whom it may concern,

Response to Planning Notice/Development at 114a Church Street. Mr Matt McDonald proposes ground floor extension and conservation rooflights at property.

Date as stated on Notice: 15/07/22 signed on behalf of Martin Walsh – Contractor for Mr. Matt McDonald. 116 Church Street to respond by 05/08/22.

I am writing in response to the above application order for 114a Church Street as outlined in the order received. I understand that a response is required by the 5th of August 2022.

I have lived at 116 Church Street for 22 years, the house is one of the oldest cottages in the village, does not have any land at the front or the back. The back of the property is directly facing 114a, their drive (three cars currently on it) is immediately in front of the kitchen window. The proposed development of their door (looks like they want to widen it) is immediately close to my property and bedroom office window. I also understand that they wish to put in skylights, again directly opposite my bedroom/office and kitchen. (picture of view from bedroom/office facing 114a included as is a picture of proximity of drive to kitchen window)

Because of the incredibly close proximity to my property I am concerned; firstly about my work –

The job is stressful and living so close to 114a has thrown up issues with noise – I can hear them even when the windows are closed as I am sure they must hear me on occasion. Building work and the hours in which construction is done is crucial to me. I need to know if my work will be impacted, patient welfare and my targets are vital. I am also concerned as to my own privacy as my bedroom looks like it could be directly overlooked which makes me uncomfortable. I would also like to know about noise levels from the work proposed and any incidental noise from work people such as playing radios etc.

May I suggest that a surveyor comes out to both properties to ascertain if there could be any potential damage to my property. I would strongly be opposed to any building material being stored on my wall or near my kitchen window. The drive is a current concern especially as cars sit extremely close. I'm unsure if Mr McDonald has put through any paperwork regarding the Party Wall Act but I would like this to be considered on my part. This is an old cottage, and I would like its structure to be considered.

May I also highlight that I have legal access to the back of my property – this is a public access that goes back many years however I use it because there is a gas meter located by the kitchen window which as I am sure you understand has to be accessed. Again I would not like this to be compromised.

In summary I am concerned and would like further clarification on these points;

Contracted time work is to begin and end – and my rights if work does not end at set time

Hours of building/construction work – concern for noise level and impact on wellbeing and seeing patients.

Privacy to work and sleep – if there is to be any contradictions to my patient caseload I need to inform Bradford District Care Trust. I also would like to know if weekend work is scheduled in advance.

My property – its foundations, structure and any incidental damage such as dust, dirt, safety of work, scaffolding and storage of building materials.

I would be incredibly grateful for your consideration in this matter. Again I would very much like to invite the two properties proximity to each other to be carefully considered. I would also appreciate if my own my own emotional and mental wellbeing was understood and considered.