

25th November 2022

Ms Nina Sayers
Case Officer Planner / Assistant Planner
Planning and Development Service
Kirklees Council
PO Box 1720
Huddersfield
HD1 9EL

Dear Ms Sayers,

Re: Planning Application 2022/62/93270/E
Proposed new build at 4 Caledonian Road, Dewsbury, WF12 9NT

We wish to lodge our objection to the development of a new detached house at the above address, as the design does not comply with both Local and National Planning Policies, outlined as follows.

Prior to detailing the reasons for the objection, we believe it would be useful to provide some background information regarding the bungalow at 2 Caledonian Road. We bought the bungalow as our retirement home.

Our initial intention was to demolish and rebuild a 2-storey house, Unfortunately, due to the cost element this was not feasible. Consequently, we have made a decision to convert the existing bungalow into a 2-storey house by raising the roof to create additional bedrooms and washing facilities.

We have taken our guidance from both your SPD House Extensions and Alterations 2021 and SPD House Builders Design Guide 2021 as the principles of both guides apply to this application, whichever is taken as a guide to the design of this development; the proposals fall down in their intentions to comply with current local and national planning policies.

The following are my observations:

1. The Location Plan delineates a smaller house as currently exists.

Key design principle 3: Privacy - Extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants and neighbours.

2. The proposed design fails in complying with this part of the LP24 of the relevant Local Plan: The proposed new house extends a further 6 m beyond original alignment to rear, causing shadowing on our garden and loss of light, for most parts of the day, contrary to guidelines in House Extensions and Alterations.

4.16 - Any house extensions or alterations are expected to not materially affect the amount of natural light presently enjoyed by a neighbouring property. Therefore, extensions will

not be permitted if they unreasonably overshadow neighbouring habitable rooms and private gardens.

3. If the guidelines are taken from SPD House Builders Design Guide, if this is treated as a development of a new house on a cleared plot, then the following applies:

7.19 - For two storey houses typical minimum separation distances are advised:

for a new dwelling located in a regular street pattern that is two storeys or above, there should normally be a minimum of a 2 metres distance from the side wall of the new dwelling to a shared boundary.

4. Currently our gable adjoins the shared side boundary wall, with the hip roof overhanging above. covering the full width of the shared side boundary wall)

The proposal seems to move the new dwelling nearer our gable. It is not possible to measure this accurately, though the plans are drawn to scale as stated, no relevant dimensions are highlighted. It appears that the proposal also falls down under the requirements of:

7.20 - Applicants should also set out how they have sought to ensure adequate visual privacy for every home. There are several design solutions that allow for reduced distances between buildings such as:

The angles of facing elevations and the orientation of the buildings; The size, angle and design of upper storey windows to minimise overlooking, including off-set windows and giving consideration to the advice set out in Principle 14.

5. The bedroom No.3 has a wide window with a Juliet Balcony which will allow intrusion of the privacy on our rear garden. The existing dwelling view is blocked by the position of the rear garage building and the extent of the proposed dwelling to the rear allows a greater view of our garden. The design is contrary to:

Principle 6: Residential layouts must ensure adequate privacy and maintain high standards of residential amenity, to avoid negative impacts on light, outlook and to avoid overlooking.

6. Furthermore, as the proposed new dwelling is at a much higher level than our house, the design does not take into account:

7.21 - Longer distances between buildings may be necessary if: Steep topography on the site, which presents challenges relating to overlooking.

We therefore object to the proposals as they stand and urge you to refuse the application accordingly.

Yours sincerely,