

From:
To: [DCAdmin](#)
Subject: Objection to Outline Application 2022/93971
Date: 11 January 2023 08:49:57
Importance: High

To whom it may concern

Objection to Outline Application 2022/93971 – land adjacent to 320, New Hey Road, Oakes, Huddersfield, HD3 4GQ

We raised these objections/requests on the previous applications, but still believe these are of a material concern to the application

We have had to base some of our objections on assumptions due to the nature of information presented. We note the dimensions on the proposed scale drawing and have cross referenced this with the previous application street scene drawing. While we note there are no windows presented at this time, one would assume there will be habitable rooms to the first floor. If any of these were to have a window facing South or East a significant loss of privacy to the adjacent properties would occur. Notwithstanding any surviving trees and potential boundary fences the proximity and steep topographical positions of the dwellings would be overbearing, having significant impact on the remaining private amenity space of immediate properties to the East and South.

We still have a very real concern over rainwater run-off into the garden and down the driveways of 330 and 328 onto New Hey road as the plans currently exists, not only for protection from flooding, but also excessive water run-off on to a busy main road. Any removal of trees and introduction of hardstanding impermeable or otherwise would exacerbate the current situation. I would very much appreciate therefore a more in-depth drainage and attenuation proposal be required at this early stage or be conditioned prior to any and all work being undertaken..

We also have further concerns regarding the many established trees on site, we are not an arboriculturist, but the trees add amenity value to the local area, and we would respectfully request that should planning approval be given that a true and precise tree survey, ecology report and bat survey to British standard be conditioned, as we see many bats and wildlife in this area, and measures are taken to prevent any felling, pruning or topping of any trees within the specified nesting season.

In summary, we feel a two storey dwelling would have a significant and lasting detrimental effect on the immediate surrounding dwellings and their occupants now and in the future, Considering the existing topography we also believe the scale continues to be

inappropriate creating an overbearing and dominant building overlooking everyone to the South and East. Removal of trees and issues with excessive surface water run-off will be exacerbated increasing the likelihood of surface water flooding and damage to property. We believe the proposals are detrimental to the immediate built environment and the open nature of the street scene.

Please see previously supporting documents issued at the time of the previous application. I trust you will take these concerns and issues into consideration.

Dotted lines indicates the layout of the proposed dwelling and associated entrance drive as submitted.

Please note the proposed separation distance of 15.4M to the rear of 330 New Hey Road.
Please refer to Indicative section below for illustration of privacy issues.

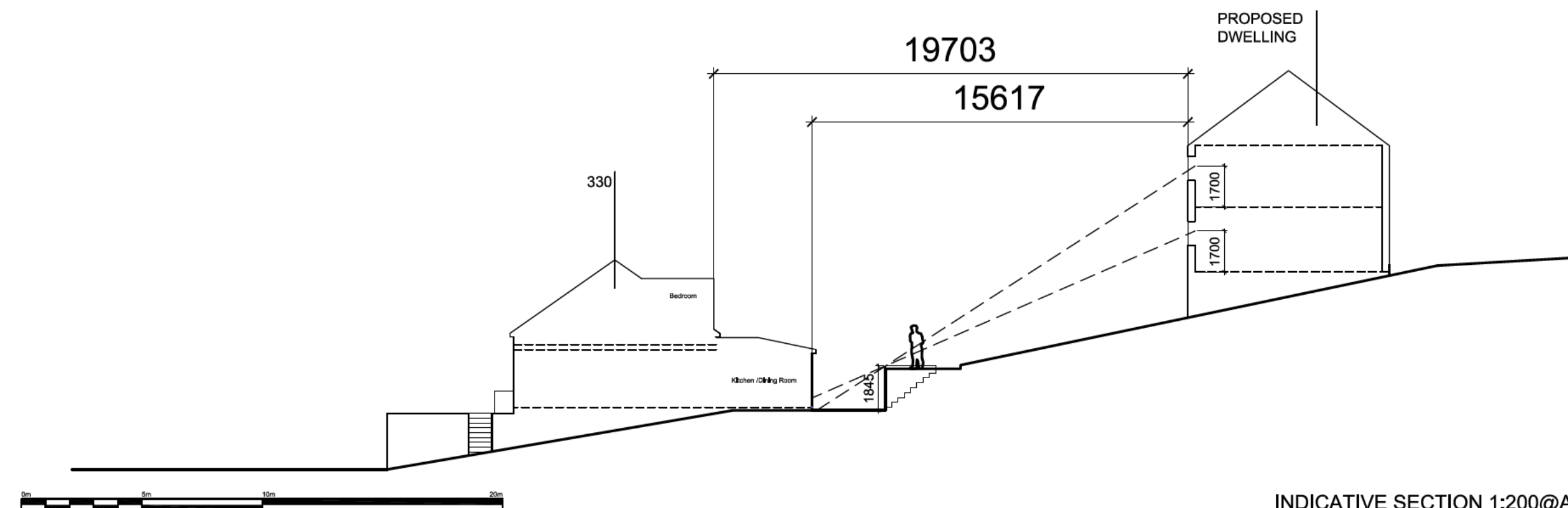


©Crown copyright and database rights 2019: Ordnance Survey 0100031673

SITE PLAN WITH DIMENSION 1:200@A2

Using the stated site levels and dimensions submitted previously and on the current application, this section demonstrates the finished floor levels in relation to one another.

Assuming that the finished design will be similar to the one already built windows will be situated on the South elevation assuming a sill height of 1100mm minimum and a maximum viewing height of 1700mm, it can clearly be seen that the entire rear private garden will be over looked, with the only area kept private being immediately adjacent to the retaining wall. A similar situation would occur with number 328 next door. While boundary treatments could alleviate some of the privacy issues direct sight will still be possible at just over 15m into an existing bedroom.



INDICATIVE SECTION 1:200@A2