

DC Admin

From: Ellie Thornhill
Sent: 28 November 2024 11:54
To: DC Admin
Subject: FW: Planning Application 2023/62/91212/W - Land off Bankfield Drive, Holmbridge

Hi,

Please could this rep be recorded.

Thanks

Ellie

From:
Sent: 19 September 2024 14:33
To: Ellie Thornhill <Ellie.Thornhill@kirklees.gov.uk>
Subject: Planning Application 2023/62/91212/W - Land off Bankfield Drive, Holmbridge

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Hi Ellie

Further to the viability assessment report that has recently been submitted for the above planning application, we would like to draw your attention to our main concerns in relation to the plans for this development particularly as we feel that twenty one houses is far too many for this plot and the finished build will be visually unappealing. Due to over intensification of the site, the plots are very small and there will be little privacy for the home owners. The houses are a selection of detached, semi-detached and terraced which means they are not in keeping with the existing houses on the estate which are all detached and also include a number of bungalows. Only a handful of the houses on the plans have garages and although each property has two designated parking spaces these are not all in close proximity to the houses therefore we envisage there will be a lot of cars parked dangerously on the roads and pavements. Most of the properties have at least three bedrooms and are therefore aimed at family buyers yet there is no storage for garden tools, bikes, children's toys etc therefore the owners will probably start to build extensions, garages or sheds in their driveways. This is the scenario that has happened on The Cutting at Brockholes where a lot of properties now only have one parking space and the residents are using the visitor parking for personal use.

The steepness of the access road (Laithe Bank Drive) and the dangerous junction at the bottom makes this site unsuitable for any additional traffic especially as Dobb Top Road is a rural school route therefore the least traffic that is created the better.

Finally, as previously mentioned, plot one is far too close to our house, 2 Laithe Avenue as our front door and two windows of habitable rooms are on the side elevation and will overlook the new development. We will lose an unacceptable amount of privacy and light. The separation distance on the plans does not meet the minimum requirements of the Kirklees Housebuilders Design Guide 7.19 and this needs to be rectified.

These are our main grievances regarding the plans submitted but there are numerous reasons why this site is unsuitable for house building, all of which are listed in the objections to the planning application.

Kind regards