

From: [Ellie Worth](#)
To: [DCAdmin](#)
Subject: FW: Planning Application 2023/91212 - Erection of 16 dwellings off Laithe Avenue
Date: 26 May 2023 07:40:26
Attachments: [PXL_20230514_083945496.jpg](#)

Sent: Thursday, May 25, 2023 8:07 PM
To: Ellie Worth <Ellie.Worth@kirklees.gov.uk>
Subject: Planning Application 2023/91212 - Erection of 16 dwellings off Laithe Avenue

Dear Ellie

Further to your site visit today,

For this reason, we believe there should be a minimum distance of 12 metres between our property and plot number one, as per the guidance in Kirklees Housebuilders Design Guide SPD point 7.19 - **typical minimum separation distances of 12 metres between windows of habitable rooms that face onto windows of a non-habitable room.**

As the plans stand at present, there is a distance of 4.5 metres from our glass front door, hall window and living room window to the plot number one and a distance of 7.5 metres to the house wall of plot one, which is far short of the 12 metres recommended.

I would also like to point out that in the planning application, the design of plot 1 (Falmouth AS) does not correspond with the house design on the general plan which shows plot 1 as Falmouth OP? It would be appreciated if the plans could be updated to show the correct design of plot 1 as it is difficult to work with inaccurate data and make comments on conflicting designs.

As also mentioned in our phone conversation the other day, the PROW has been marked as next to our house, please can you confirm if the applicant has obtained permission for a right of way

on to the footpath over the field boundary wall as if not, the PROW is not feasible and should not be included on the plans.

I look forward to hearing your comments.

Kind regards