

Kirklees Planning Services
Development Control

FAO: Mathias Franklin

RE: 64 WESTFIELD LANE, SCHOLDS, CLECKHEATON BD19 6DR

OBJECTION TO DEMOLITION OF EXISTING BUNGALOW AND GARAGE AND ERECTION OF DETACHED DWELLING AND DOUBLE GARAGE.

REF: 2023/91228

Dear Sir,

I am writing to you in relation to the planning application detailed above as I would like to submit an objection to this proposed development.

The following matters form the basis of this objection and are detailed in the following sections.

Trees & Wildlife

The planning application asks whether there are any trees or hedges on the proposed development site, and this has been ticked on the application as 'NO,' which is incorrect. The applicant has already removed most of the trees and hedges on the site in preparation for the proposed planning, with just one tree remaining in the corner of the site, giving privacy to the neighbouring properties and I would like to apply for this to be listed. Please can you let me know what the process is for this?

I have attached some photos of the property from the sales particulars that were used when the property was last on the market. These photos clearly show the substantial trees that were on the site giving privacy to this site, as well as the neighbouring properties. This confirms the point above where the applicant has stated that no 'tree works' have been carried out on the site.

As a neighbour to the site for over 30 years, I can confirm that no consideration has been given to the wildlife that lived in the trees and hedges, which I have seen expand over the last several years. I do not believe that the addition of bird boxes on the site are by any means a substitute for natural habitat.

Amenity

For many years, there has only been a bungalow on this site, so the properties to the rear of the bungalow have always been very private. The proposal to add a 5 bedroomed dwelling on to this site complete with a full size balcony to the rear will certainly mean a lack of privacy for myself as well as the neighbouring properties on Thirlmere Avenue which have never been overlooked before and this will certainly be of detriment to our residential amenity and would surely affect the value of the properties.

Objection Dates

Please can you clarify the last date to make an objection to this proposed planning permission? The date on the website is the 30th May but I have received two letters through the post, stating the 5th June and the 15th June.

Privacy

In the previous planning permission that you PASSED, please refer to Section 7 and the privacy of the neighbouring properties. You have stated there shouldn't be a loss of privacy to neighbouring properties, yet this application has a full size balcony at the rear of the property which would overlook all the surrounding properties. Please bear in mind your statement in Section 7 when looking at this current proposal.

Bungalow

It has previously been mentioned by myself and other local residents that a bungalow would be more suitable to this area, in keeping with the existing stock in the surrounding area.

Siting of Proposed Unit

The application shows the proposed property location towards the rear of the site. I know this is in line with the property to the west side, but the property on the east side is closer to the road. To offer more privacy to the neighbouring properties at the north side, a suggestion would be to move the proposed property further forward on the plot. This would create more privacy for the neighbouring properties at the rear as well as to the occupiers of the proposed plot.

Has there been any suggestion of building a further property at the front of the site (as previously suggested by this applicant), which would 'overcrowd' this plot? If the proposed development was to be accepted, closer to the front of the site and the road, this will limit any future applications for further developing this site.

Given the reasons outlined above, I strongly object to the proposed development. I therefore respectfully request, that the Council refuse this application.

Yours faithfully,

<https://www.onthemarket.com/details/11511490/>

Photos (19) Floorplan Map

Arrange viewing 01274 506834





Arrange viewing

01274 506834







Arrange viewing 01274 506834









