

Kirklees Planning Service
Civic Centre 3
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Huddersfield
HD1 2JR

2 Pennine View
Kirkheaton
Huddersfield
HD5 0NQ

26th November 2023

For the Attention of Laura Yeadon

Re: Planning Application 2023/63/91249/W

We write with regards to the above numbered planning application and the recently amended plans.

We have no objection to the front proposals as this doesn't appear to create an overlooking issue given the distance from the properties across the road.

We reference the KMC local Plan Policy LP24 at various points through this objection as feel this may be relevant in this application.

Despite numerous properties on Pennine View being extended/altered over the years it remains a quiet, private cul de sac with space between properties, little overlooking, with private gardens, therefore allowing lots of light and extensive views. This proposal does not allow for 'appropriate distances between buildings' and has significant impact on neighbouring properties. The proposed new gable would be built close to our boundary fence. It does not appear to 'enhance the character of the townscape'.

Although the amended drawings suggest an increase of 3 metres, we believe the proposals still project two story at a depth exceeding 3.50 metres at the elevation adjacent to our property. The plot tapers towards the rear therefore our rear garden would be flanked by the proposed new gable, which appears to increase by almost 50%. Quite a change from the current open aspect we have enjoyed for nearly 18 years. Given the projection and massing, it remains a significant extension, on a plot where the property was already close to boundaries at both sides.

The proposed two story rear extension features a large expanse of glazing, and the 'Juliet' type balcony and floor to ceiling windows would mean the occupier would be overlooking our rear garden – resulting in a lack of privacy.

The local plan states 'consideration should be given to views, vistas and skylines' The proposed gable would increase more than 3.5 metres therefore our view would no longer be fields and vista but an overbearing, high stone wall, plunging us into its shadow. Our new patio at the rear of our property would suffer a complete loss of sunlight. Our rear garden would receive little or no sunlight in the afternoon due to the sun path being blocked by the proposed extension.

The LP24 plan states 'providing space between buildings to prevent overlooking and loss of privacy' This proposed rear extension is incredibly close to the site boundary. Any path down the side of this extension would be tight against our existing fence. Construction and future maintenance may also be an issue.

The existing property currently has one small window in the side elevation facing our property. The plans propose a door which would open feet from our patio and our side door, again not 'providing space between buildings to prevent overlooking & loss of privacy'. There are two additional first floor windows proposed on our side, I think it is suggested these will be frosted, however it is still possible to see out and open them – another lack of privacy for us, especially since the property never had upstairs windows on this gable. Also, the windows could be changed to clear glass in future years. Please note we have no windows in our gable to respect the privacy of No 4.

Finally we should state that when number 4 was sold we expected the property to be altered and extended but were not prepared for proposals on this scale.

Yours faithfully