

Kirklees Planning Service  
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HD1 2JR

2 Pennine View  
Kirkheaton  
Huddersfield  
HD5 0NQ

23<sup>rd</sup> May 2023

For the Attention of Laura Yeadon

Re: Planning Application 2023/63/91249/W

We write with regards to the above numbered planning application which is next door to our property.

We firstly wish to state that when number 4 was recently sold, we fully expected the property to be altered and extended, maybe within Permitted development, however, were certainly not prepared for proposals on this scale hence our objections.

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 offers some guidance which may be relevant in this application.

Despite numerous properties on Pennine View being extended/alterd 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 certainly does not 'enhance the character of the townscape'.

The proposals appear to project two story at a similar depth to the existing property on a plot which tapers towards the rear – our rear garden would almost entirely be flanked by the proposed new gable, quite a change from the current open aspect we have enjoyed for nearly 18 years. Given the projection and massing, it doesn't appear as a subservient addition to the existing property – the property appears to be doubling in size, 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 1<sup>st</sup> floor balcony would be overlooking our rear garden – meaning a complete lack of privacy.

The local plan states 'consideration should be given to views, vistas and skylines' The proposed gable would almost entirely boundary our rear garden, 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 no sunlight in the afternoon due to the sun path being completely blocked by the proposed extension.

The extreme top corner of our garden may be the only section receiving any sunlight but would be directly overlooked by the proposed balcony and overshadowed by existing trees belonging to No 4.

The 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. 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, 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.

The application form declares 'no trees or hedges need to be removed or pruned', this is factually incorrect. There are some that would need to be removed which would have an impact on ecology. Groundworks will also impact on the roots of trees & shrubs that currently provide privacy and a habitat for wildlife.

Yours faithfully