

From:

Sent: Monday, July 10, 2023 7:37 PM

To: DCAdmin

Cc: RichardA Gilbert

Subject: 2023-62-91564 Barnsley Road Land off Barnsley Road, Denby Dale, RE: 2023-91564 Overlooking 19 and 21 Inkerman Way

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2023-62-91564 Barnsley Road Land off Barnsley Road, Denby Dale, Huddersfield

- RE: 2023-91564 Overlooking 19 and 21 Inkerman Way

Dear Sirs,

We object to the positions of plot 27 & 20 not following the Kirklees Design Guidelines

As attached

Many Regards

2023-91564

Barnsley Road 27 Houses comments on overlooking and distances

Plans

The Building plot 20 is therefor too near the property 21 Inkerman Way, to comply with guidance for distance separation

Windows also directly over-look the adjacent properties

These houses are fully objectionable and do not follow Kirklees Policy document for overlooking

The developer has submitted a section showing

SECTION B - B @ 1:200



The section shown, levels corrected and distance; indicates overlooking from the front rear and especially the side garden

Any person walking to the front door of plot 20 is staring directly in to the habitable rooms of 21 Inkerman Way

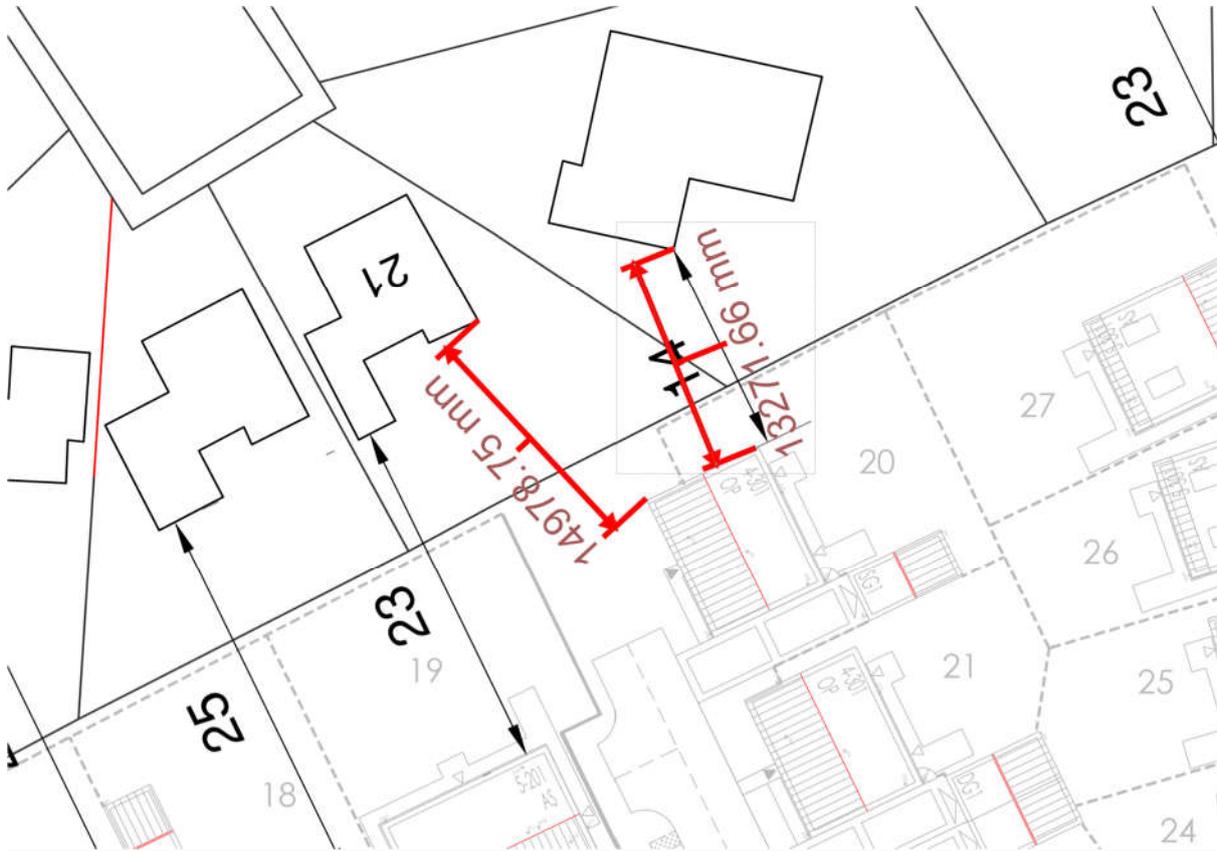
The rear garden of plot 20 and 27 the occupants will be looking directly in habitable rooms of 19 and 21 Inkerman Way

The front bedrooms of plot 20 look directly in to habitable rooms

Building plot 20 should be at least 21meters away from 19 & 21 Inkerman Way

The dimensions from the plans submitted by the developer indicate that no 19 Inkerman Way is only 14.0 m away but the dimension is 13.27 meters away

The distance from plot 20 to number 21 Inkerman Way, is 14.98 meters and is not the prescribed 21 metres away



The developers design and access statement [May 2023]

States in Section 3 – design Evolution .. *the scheme has evolved to accommodate various requests, these include: ... item 6*

6) Accommodation of separation distances between the proposed and existing dwellings in line with Principle 6 of the Housebuilders Design Guide SPD

KC-Local Plan Policy LP24

Specific extract from the Kirklees Council Housebuilders Design Guide

7.3 Maintaining high standards of residential amenity

Principle 6

Residential layouts must ensure adequate privacy and maintain high standards of residential amenity, to avoid negative impacts on light, outlook and to avoid overlooking.

7.18 The space between buildings can help maximise residential amenity in terms of maintaining privacy, reducing overlooking and ensuring natural light is able to penetrate buildings. Space about buildings can also make a positive contribution to local character and street scenes. Normally new build developments should seek appropriate separation distances for servicing, accommodating future adaptations and creating attractive street scenes. These should be in keeping with the character and context of the site and proportionate to scale of the dwellings.

7.19 For two storey houses typical minimum separation distances are advised:

- 21 metres between facing windows of habitable rooms at the backs of dwellings;
- 12 metres between windows of habitable rooms that face onto windows of a non-habitable room;
- 10.5 metres between a habitable room window and the boundary of adjacent undeveloped land; and
- for a new dwelling located in a regular street pattern that is two storeys or above, there should normally be a minimum of a 2 metres distance from the side wall of the new dwelling to a shared boundary.



New housing development providing a creative design solution to a constrained site at Leeds Road, Liversedge (Image: Google Streetview)

7.20 Applicants should consider creative design solutions to maintain high development densities where this is appropriate. Applicants should also set out how they have sought to ensure adequate visual privacy for every home. There are several design solutions that allow for reduced distances between buildings such as:

- The angles of facing elevations and the orientation of the buildings;
- The size, angle and design of upper storey windows to minimise overlooking, including off-set windows and giving consideration to the advice set out in Principle 14;
- The internal layout of dwellings, to maximise distances between habitable rooms;
- Appropriate screening and boundary treatments, such as planting, fences, walls and ancillary outbuildings;
- Parts of the building that project from the rear elevation to obscure views.

7.21 Longer distances between buildings may be necessary if:

- It fits in with the local character;
- The site includes higher buildings to fit with local character, or is adjacent to higher buildings which would impact on the amount of natural light;
- Steep topography on the site, which presents challenges relating to overlooking.



Design and Access Statement Prompts

- Is residential amenity maintained through appropriate separation distances between buildings, through screening or the orientation of buildings?

Relevant Local Plan Policies

LP24

There is also loss of light especially during autumn / winter / spring

Flood Routing QD2092-00-04

There should be a French land drain between the new development and the existing properties

[this was implemented on the adjacent development along Barnsley Road Kirklees-Planning Ref 91836]

The proposed flood plan indicates that the flow across the back of the properties in Inkerman Way and Broomhouse Close risk of flood flows from plots 19, 20, 21,22 and 27