

FAO, Lucy Taylor

8 Fixby Park Drive

Fixby

Huddersfield HD2 2NN

Dear Miss Taylor and Mr Shepherd ,

Please find a more detailed objection to the proposed planning application. 2023/62/93237/W

I strongly object against the proposed development at 71 Coach Road, Cowcliffe, Huddersfield, HD2 2NW application number: (2023/93237). I have lived in my property No 8 Fixby park drive for over 30 years and during this time enjoyed the privacy and spectacular views from the garden and south facing rooms of my house which under the current application will be directly affected. The proposed development would have a significant harmful impact on the openness of this area and would be a negative addition to this prominent position and setting which has provided panoramic views, vistas across Huddersfield for the residents of this area since historical development. When considering this application, the local council must surely take into account the wider strategic perspective and oppose any development on this hillside on principle that it is much larger than those properties around it and it does not fit in with the adjoining 1960s style brick historical buildings and landscape.

This is not a new larger site but the same site with a proposed much larger 3 storey modern 4+ bedroom dwelling with a detached garage of an enormous size that is not in keeping with the adjoining properties, the option of restoration of this building has been conveniently ruled out for gaining maximum profit from the site. The proposals include to demolish the existing house and garage, excavate a large area of garden and build an elevated garage with a height of 4.5m high from ground level to ridge height and a width of 10.6 wide which will totally block out the views from the existing dwellings to the rear and will also be in the close proximity to an ancient woodland with mature trees and protected species in this area which have not been recognised within the application documentation submitted.

Furthermore, no Planning Notices have been seen nor consultation taken place with Kirklees Planning Authority or adjoining residents to discuss any proposals for the site which should have been a priority when considering the huge impact it would have in relation to the adjoining dwellings. This is against policy LP24 which sets out that proposals should promote good design by, amongst other things minimising the impact on residential amenity of neighbouring properties.

The proposed garage in particular would generate continuous noise, light pollution, and fumes directly to the rear of my property which would totally destroy the privacy and green environment of the area. The designer could have positioned the proposed garage on the open side of the property adjacent the entrance of the site which would be more accessible, less imposing, less damaging to the green space and would be obscured behind the existing hedges.

The submitted drawings do not show the full effect of the development on adjacent properties and all that is available, are grouped plans and elevations with misleading or incomplete layouts rather than a true plan and elevation of the site before and after the proposed development.

privacy which are all important factors. National Planning policy Framework. (NPPF) states. "When considering development Kirklees is defined by the distinctive local landscape and townscape and the character of a particular area should be protected".

Environmental quality can also be affected by air, noise, light, fumes, and other forms of pollution that impact on quality of life, well-being of people and the environment all of which is an increasing problem in Kirklees. This existing building is to be demolished and a much larger property over three floors is to be built with a 10.6m wide detached garage.

- The accumulative size and bulk will be overbearing to the adjoining properties.
- The proposed tall windows to the entrance and roof windows to t
- The proposed North elevation would allow a direct view into the adjoining bedroom and conservatory of 9 Fixby park drive which should be unacceptable for privacy reasons.
- The elevated terrace to three sides will allow overlooking into the adjoining amenity area of 8 Fixby park drive and over the existing road and public footpath.
- The proposed dwelling and garage would create an enormous modern structure that would completely spoil the current views across the fields from the adjacent historical public footpath and be noticeable for miles around with the number of glazed frames causing an enormous case of reflected light pollution from the building that has never existed on this site.
- The application drawings do not show sectional illustrations to demonstrate the 2m additional height of the proposed new property in relation to the adjoining properties as this exercise would highlight the overbearingness and impact that it would cause.
- The drawing indicates a high continuous stone wall to the northwestern boundary when this wall actually steps down to a far lower-level wall across the majority of this boundary with the ground level much higher on the opposite side giving a elevated view of the application site. The proposed triple garage as planned would create an infill between the main dwelling and historic woodland eliminating the openness of the area as well as preventing any view from the rear of the existing dwellings that they have always enjoyed. This also closes an access route for our local community of Badger, Fox and Pheasant.
- The application contains a bat survey report stating that there are no bats. There are many species of bats present on the woods, and these are well known in the area. There has been no sight of a bat surveyor in the dusk or dawn periods – and all the known information was a question "have I seen any bat droppings". I informed him that I had a bat roosting in the cladding at the rear of my house.
- Planning policy promotes the re-use of existing buildings, and to protect and enhance the characteristics of the existing built, natural, and historic environment and local distinctiveness which contribute to the character of Kirklees. These policies are designed to protect residents. This application does not consider the immediate historical buildings,

protect residents. This application does not consider the immediate historical buildings, setting and has minimal information with only part plans or assessment of the nearest buildings, simply annotated as "brick house", etc.

- The fenestrations that will directly face an existing house at close vicinity and a large triple, elevated detached garage facing the adjoining property demonstrates the lack of care, design principles to the adjoining buildings and local environment which is strictly against the National planning policy framework and local planning policies, the accumulative size of the proposed three storey building and garage is clearly overdevelopment of the site and must be challenged. The application form indicates that excavated material is to be used on site where possible. To demolish the existing building, excavate for the reduced basement area and excavate for the proposed garage would generate an enormous amount of surplus spoil, it would not be possible reuse this on site unless the ground levels were raised considerably which is another huge concern.
- The application form also indicates no trees exist near to the site, this is incorrect as the proposed new garage would be constructed close to a historical woodland area which is a wildlife habitat and any development close to this would be detrimental to planning policy. (NPPF) I am not totally against change and improvements to the local area but as this application stands I strongly object and feel this should not be supported by the Kirklees Planning management team.

Photograph 1 and 2.

Ariel view before please note space on the right next to the road.



Ariel view after



Building with the Red arrow we understand is the developer's own home. The new garage will not impact his aspect or light if positioned there. The ground level is well below the level of his house.



