

From:
Sent: Monday, January 8, 2024 5:55 PM
To: Laura Yeadon
Subject: 2023/93291 Saint Francis Gardens, Fixby

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Good afternoon Laura,

We have been instructed by the applicant to respond in relation the single objection received.

Firstly, as the objection is anonymous, we are unclear if the objection is from a neighbouring dwelling, or from someone living in a completely different location. The location of the objector obviously has a bearing on how much weight should be attributed to his or her comments. We have raised this issue of anonymous objections before with Kirklees planning management, as we consider the current system allowing anonymity is open to abuse. The number of redactions also makes it very difficult to understand the objection in full.

Nevertheless, on the assumption the objection is from one of the neighbouring dwellings we would like to make the following comments in response to their objection:

- 1) Given the separation distance of the extension from the neighbouring properties, and the fact that the extension is only single storey in height, we consider that the development would not result in any overshadowing impact on neighbouring dwellings.
- 2) The extension and raised terrace are also set back from the shared boundary with No. 16 and as such the proposals would not in result in an undesirable overbearing impact.
- 3) The only issue we consider to have any material planning weight in this case is the potential impact that the development could have on overlooking of a limited amount of the rear garden of no. 16 (the far corner). Previous conversations with officers led the applicant to believe that the addition of an obscured film on the existing glazing may be sufficient to protect the privacy of the neighbouring residents. However, it appears clear from the objector's letter that they are looking for a more permanent solution. Although they do not feel that obscure glazing could provide this, we would have to disagree as we consider that obscure glazing (as opposed to a film) would provide a permanent solution if conditioned to

include a minimum grade of obscure glazing, and that the obscure glazing shall remain throughout the lifetime of the development.

The applicant has made us aware that their neighbours had a similar condition imposed on them when they received planning permission for the erection of a single storey rear extension, decking and front porch (LPA). It therefore seems fair that a similar condition be attached to the applicant's permission.

We would be most grateful if you would consider the above points prior to the determination of the application.

Kind Regards

Nick Willock MRTPI MRICS

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