



We object to this planning application (2023/93544) for the following reasons:

- The proposed development will over dominate our property, given its height, scale, massing, and proximity to the boundary between the two properties. This would have an overbearing and detrimental impact on our residential amenity.
- The proposed development would overshadow our property, blocking natural light and sunlight to habitable rooms, gardens and would have significant detrimental impact on our amenity.
- The new building will overlook our private areas leading to a loss of privacy.
- The proposed development by reasons of its design, scale, and shape will not relate to neighbouring properties and would have a detrimental impact on local character and visual amenity.
- Increase in noise and pollution, given the size of building, number of occupants and cars.
- The enormous height, size, slope, and proximity of the proposed development roof could cause drainage problems during heavy rainfall and poor weather. This could have an adverse effect on the boundary walls and our property drainage and foundations.
- The number of vehicles and limited onsite parking space would lead to parking outside of the property, on street parking and pavement parking. Bradley Road is a busy 40 mph road and this would have a detrimental impact on highway safety and neighbours joining Bradley Road. This will lead to our sight line out of our property onto Bradley Road be restricted and unsafe.

The proposed development would have a serious detrimental impact on our property and our residential amenity by the reasons listed above, and is contrary to Policy LP24 of Kirklees Local Plan, National Planning Policy Framework, and National Design Guide.

Therefore, we ask to take our reasons and concerns into consideration and reject this planning application.