

**From:**  
**Sent:** 08 January 2024 11:57  
**To:** DCAdmin  
**Subject:** Planning application number 2023/93544 (382, Bradley Road, Bradley, Huddersfield, HD2 1PU) objection

**Categories:**

Dear Sir/Madam,

I write to you in connection with the planning application 2023/93544 for the demolition of the existing bungalow and erection of a large detached house on the site of 382 Bradley Road, Bradley, HD2 1PU. As a neighbour to the site of the development, the proposed development will have a severe detrimental impact on , living conditions, and residential amenity. We strongly object to the proposed development. Our specific objections are as follows:

### **Detrimental impact on visual amenity**

*Policy LP24 states that proposals should promote good design by ensuring: the form, scale, layout and details of all development respects and enhances the character of the townscape. The National Planning Policy Framework (NPPF) states that planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting. Principle 14 of Housebuilders Design Guide states that the design of windows and doors to relate well to the street frontage and neighbouring properties.*

The proposed development by reasons of its design, shape, and scale would not be sympathetic with the design and character of the existing dwelling and appear incongruous to adjacent properties. This is further exacerbated by the fact that adjoining property number is both a bungalow and at a lower level, making the proposed development very prominent (7 metres taller). This will clearly be noticeable to the detriment of the character of the local area and is a direct contravention of Policy LP24 (a) of the Kirklees Local Plan, Chapter 12 of the National Planning Policy Framework, and National Design Guide.

### **Detrimental impact on residential amenity**

*Policy LP24 states that proposals should provide a good standard of amenity for neighbouring occupiers, maintaining appropriate distances for between buildings and minimise impact on residential amenity of future and neighbouring occupiers. National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future users. Principle 6 of the House Builders Design Guide sets out that residential layouts must ensure adequate privacy and maintain high standards of residential amenity, to avoid negative impacts on light, outlook and to avoid overlooking.*

Currently, there is an open vista and ample space (4 metres) between and the existing bungalow at number 382. The proposed development would replace the existing dwelling with a much taller and larger property which would have a substantial increase in height, width, and depth, therefore significantly reducing the open vista and boundary between the two properties.

Overbearing – Given the height, scale, massing, and position of the proposed development within the application site, and close proximity to the boundary, it will over dominate and has an overbearing and oppressive impact

Overshadowing - The height of the proposed development is considerably higher (approximately 7 metres) than and is also significantly extended (approximately 7 metres) to the rear, way beyond the current footprint and will overshadow . It would block natural light and sunlight to habitable rooms, gardens, deprive of the views currently enjoyed, and would have a significant detrimental impact on residential amenity.

The enormous height, width, depth, massing, position of the proposed dwelling within the application site, and close proximity to the adjacent property would lead to a detrimental overbearing and overshadowing impact and is contrary to Policy LP24 of the Kirklees Local Plan, National Planning Policy Framework and House Builders Design Guide.

### **Overlooking and loss of privacy**

The proposed development side, first-floor front, rear large windows, and loft windows would lead to currently private areas, particularly the front and rear gardens being overlooked at close quarters and would lead to a loss of the current privacy . This is contrary to Principle 6 of House Builders Design Guide. We also believe this is a direct contravention of the Human Rights Act, in particular Protocol 1, Article 1, and Article 8. We urge you to consider the responsibilities of the Council under the Human Rights Act.

### **Impact on highway safety**

The submitted plans show three cars, but specify 5 parking spaces are required. The current people who are renting no. 382, can only park and manoeuvre 2 vehicles within the site and safely join Bradley Road. We believe there is insufficient parking space within the site to accommodate 5 vehicles. In addition, given the access width (3.5 metres) and proposed entrance, it would be difficult for vehicles to manoeuvre within the site and safely join Bradley Road. Furthermore, the site access couldn't be widened due to the position of a street lamppost in order to improve access.

This would undoubtedly lead to on street parking and parking on the grass verge outside, impeding neighbours' sight line onto Bradley Road (a very busy 40 mph speed limit road), making it difficult and dangerous for neighbours to enter Bradley Road to the detriment of neighbours' amenity. The proposal would fail to accord with policy LP22 of the Kirklees Local Plan with respect to highway safety and advice in Chapter 12 of the National Planning Policy Framework.

### **Drainage and structure stability**

The huge height, size, slope, and proximity of the proposed roof could cause problems with rainfall and drainage at times of heavy rainfall and poor weather. The excessive water run-off from the large roof could have an adverse effect on the boundary walls and drainage. Number 382 stands on higher ground , and any excessive rain would run downwards . We have serious concerns about the impact the proposed work could have on foundations and structure and the risk of damage to the structure .

### **Noise and pollution**

The proposed development by its size, number of occupants, and vehicles would raise the noise levels far above the current acceptable level to the detriment of neighbours.

This planning application is a rehash of the previously withdrawn application (2022/93919) and in our view, the points stated in the applicant's supporting information are neither factual nor valid reasons to permit this development.

*The applicant agent stated "The height and massing of the house have been designed to be considerate of neighbouring properties. The house will be no taller than the surrounding buildings."*

The proposed building is more than twice the height , extended at the rear way beyond footprint, and is in very close proximity to the boundary. It would dwarf . We consider the proposed development to be a direct contravention of the following objective from National Planning Policy Framework "planning decisions should ensure that developments have a high standard of amenity for existing and future users".

*The applicant agent stated "The new building footprint aligns with the existing house on the east".*

The new build footprint does not align with property footprint. It is significantly extended at the rear, way beyond property footprint and footprint of existing dwelling on the application site (number 382).

None of the images of the houses on Bradley Road provided by the applicant show a towering, overshadowing, domineering, new build in such a close proximity to a small bungalow such as this proposed build. Equally, the neighbour's outhouse(s) and shed which are pointed out in their exhibits are no more than approximately 2 metres tall, which are also not in proximity of any habitable rooms and not intrusive, as opposed to the proposed build.

*Applicant agent stated that "The existing dwelling on the site is a small bungalow in bad condition and the arrangement does not work for the family's needs".*

It must have been clearly evident to the applicant that they were purchasing a "small", two bedroomed bungalow. The owner (applicant) has never lived in number 382, the property has been let out or has remained empty, and is "in bad condition" because it has been neglected and not maintained by the applicant. If the existing dwelling "does not work for the family's needs"; there are various five bedroomed houses around Huddersfield locality for sale which could suit the applicant's needs.

We have no doubt that from the outset, the owner (applicant) had no intention of living in no. 382, they purchased no. 382 with the clear intention to demolish and replace it with a huge house. A two bedroomed bungalow is very different from a five bedroomed property, which the applicant claims is required.

Similar applications to this one on Bradley Road (2022/62/92168/W, 2020/62/93167/W) have been rejected by Kirklees Planning Department and there is no justifiable economic, social or environmental reasons for this application to be approved.

The proposed development would have adverse detrimental effects on living conditions and residential amenity by reasons listed above, and to permit development of this scale on this site would be contrary to Policy LP24 of the Kirklees Local Plan, National Planning Policy Framework and House Builders Design Guide.

We would be grateful to you to take our reasons into account and refuse permission for this development. Many thanks for your time and consideration.

Kind regards