

Subject: objecting to planning application 2023/93544

FAO Katie / Teresa

Dear Kirklees Planning team, I have written our family's objections to the planning application next door. Please could you read and consider all our points, concerns and issues.

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Impact on Visual Amenity...

Looking at the design of the house and the sheer size I believe it would look out of place sat in between a bungalow and 2 semi detached houses which have been there for well over 60 years.

Highway Safety...

Even though the plans for the house show 5 bedrooms it is pretty obvious than the office and snug on the ground floor could easily be bedrooms and also the huge storage area in the loft could indeed be a bedroom we are potentially looking at a 8+ bedroom house. The amount of vehicles wouldn't support the amount of parking space that's required therefore requiring roadside parking on a main 40mph speed limit road. This would not be allowed so then cars would be parked on grass verges to elevate the congestion.

Noise...

As we are looking at a huge house neighbouring ours with what has been described in the planning application as a growing family again the amount of noise created by the cars in the drive would be never-ending. Usually with houses as big as this they come with large plots and therefore neighbours aren't just a few feet away like we are.

Overshadowing / loss of light...

This is massive in my appeal. Whilst in the application states...

"The height and massing of the house have been designed to be considerate of neighbouring properties. The ridge of the roofs runs from north to south, so the roof pitches to the east and west to minimize the impact on neighbouring houses on these sides."

This new house plan would MASSIVELY reduce the natural light coming through both my kitchen window (the only non south facing window in the kitchen). It would also reduce the amount of natural light entering my upstairs landing window and totally remove my east view of the sunrise and any landscape. So no view and natural light, this would then require me to pay for very expensive utilities to light my house to compensate for the light lost.

I have enclosed photos of my current conditions for consideration.

Loss of Privacy...

Again a huge concern with a family and only 1 bathroom in the house the landing window where we exit the bathroom to go to our bedrooms would be overlooked for the 3 west facing roof windows, these would be possibly level or slightly higher than our landing window which would be even worse for privacy. Our privacy in our back garden would also be eliminated due to the new proposed house.

The windows in the proposed kitchen and lounge would also look into our house again removing our privacy.

At the moment there are NO windows that look into our house from neighbouring properties, this was the main reason for buying this home for my family.

In summary to the proposed application...

I have no objection to any redevelopment that would be of the same height of the current house.

I have no objection to an increased footprint from the current building, I do however have concerns with the architects' drawings and how accurate the measurements are, in relation to gaps between the houses, height, length, driveway etc. "Design and Access Statement" document, look at the 1246 measurement to the existing garage.... From this measurement a car would not pass and from the photo included one definitely does.

In the "Design and Access Statement" document, to try give weight to the application there are some images of neighbouring houses with out-buildings or extensions.. I must point out ALL of these are single story buildings or extensions.

And in reference to the different houses on the area, these photos are over a wide distance spread on Bradley road over a vast period of time so there is naturally going to be a variety, with planning regulations improving the is now more protection for neighbouring houses and especially around the loss of light.

I also appreciate there has been a revision to last years application but going from a gigantic house to a massive house doesn't then make this application suitable, I do find it disappointing with the supporting evidence that it states the house arrangement does not work for the family's needs.

The family who are applying have never lived in the house and if this was the case, then why not buy a house that did suit there needs instead of one that needed demolishing only to be replaced with one that clearly doesn't fit on the plot size.

A house of this stature 5 if not 8 bedrooms 3 bathrooms, snugs, offices and walk in wardrobes should be on a large enough plot that it doesn't massively impact the area and more specifically the neighbours either side of the huge overbearing house.

I plead with you to reject this application and encourage a more suitably sized house to be built.

Images for reference... 1st two are landing view and NATURAL light east facing, would be totally blocked by new house. The roof you can see is the current house on the site.

2nd two are showing large amount of natural light entering the kitchen from the east, this would be totally eliminated with a 2 story house. Privacy into these windows would be compromised.

Last 2 show how the gradient of the road let the houses taper in height stepping down naturally and also how my only two east facing windows would be massively effected with the proposed house, I'd have NO view and a huge reduction in Natural light with the house being so close and high. Their proposal is for the new building to be of the same height as my home not taking into account the gradient of the road.

Due to the planning office being on annual leave we have has no chance to discuss this matter, I would ask if it was possible to have a site visit with myself to look at the impact of such a huge building going up.

Kind Regards

I wish my details to remain anonymous from the public domain.

Attached files show photos of the gap between house boundary and house..

The planned drawing shows almost 2/3 of the garage is currently blocked by the current / existing building. The photo shows this not to be the case. Looks like an extra couple of meters would be used for the house.

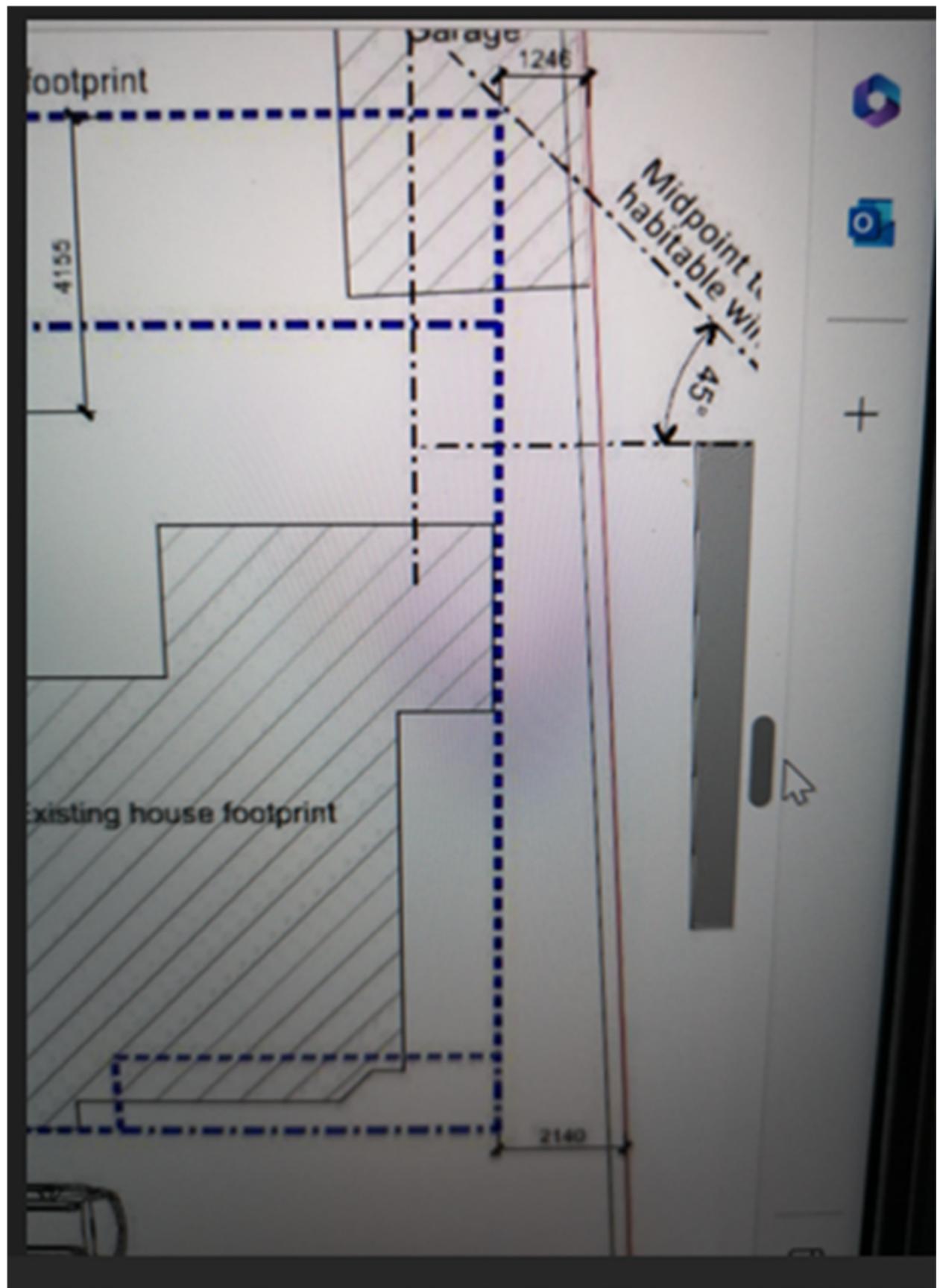
Kind Regards

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