

From:
Sent: 22 March 2024 18:37
To: DCAdmin
Subject: Planning Application No. 2023/93714

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Dear Sirs

Site off Cumberworth Lane, Denby Dale

I am writing in connection with the above Planning Application to which I am opposed. Whilst my property on Cumberworth Lane is not in sight of this development, I feel it will have a detrimental affect on my property and those of my neighbours for the following reasons:-

1. General Drainage: rainfall is naturally absorbed by the fields, trees and shrubs on this site, but even so, heavy rain cascades down to the lower levels on Cumberworth Lane and drains into the rear yard of my property, and those of my neighbours. Once this field is developed to the extent proposed, I fear land drainage will get worse.
2. Water Pressure: this is extremely poor in this area already and further stress on the system will exacerbate this problem.
3. Access and Traffic: the existing access to this site off Cumberworth Lane is extremely narrow with existing dwellings either side in Cedar Court. My understanding is that this entry is presently an unadopted road. Residents in Denby Dale already use this unadopted road for parking when they can find no other space. Traffic on Cumberworth Lane leading to Wakefield Road is constant throughout the day, 7 days per week, and as you will already be aware is a bus route. There is limited parking for current residents who live in the older properties without driveways. Volume of traffic is increased by people living outside Denby Dale who come to shop and who are usually trying to find somewhere to park (usually on Cumberworth Lane). Construction vehicles and machinery will cause chaos to this area already under pressure. Once completed, additional traffic from new residents will only add to an already congested area.
4. Development Layout: Why is the proposed house next to Crook Cottage 3 storey? This first new dwelling is extremely close and designated alongside the existing hedge to Crook Cottage. The height of this new property will block out the light to the garden, at the side, and conservatory. There are steps leading to a side entrance, and this door is higher than the hedge. This is surely an intrusion of their privacy as the owners will have a straight view, up the steps, and from this doorway into their garden and conservatory.

I would be grateful if you could give my concerns to this new development due consideration and/or possible amendments to the layout of this site.

A copy of this email has been sent as a formal letter of objection by first class post.

Yours faithfully

Park View, 281 Cumberworth Lane, Denby Dale, HD8 8RU