

5, Birchroyd Close
Birkby
Huddersfield
HD2 2ES

17th April, 2024

Dear Sir/Madam

**RE: Land at Occupation Road, off Birkby Road, Birkby, Huddersfield
(Application reference 2024/90461).**

We are the owners of number 5 Birchroyd Close for which planning has been approved for a new build large detached house but due to the challenging economic climate, we have not yet started the new build. However, we will be starting to build soon. We have been notified that a large detached house has been proposed at the rear of our house on Occupation Road which backs onto our rear garden.

We have asked our Architects, Jade3 Architecture and Malcolm Sizer Planning Consultant to advise against the above application, and they will be issuing their objection letters separately. Similarly, we wish to put forward our objections as well, the reasons for which we list below:

- Their double garage, driveway forecourt and the turning head facility is directly behind our existing site boundary and property.
- They will cause noise and pollution to our property.
- The double garage will also obscure our views towards the rear.
- They have not proposed any landscape between their plots and our rear boundary.
- As can be seen from the google map image, our rear hedge is showing signs of dying. When our rear hedge has died, their double garage will cause visual harm to our future new build.

- The turning head appeared to be too far into the site and appeared as if to be serving another plot in future.
- The turning head will also cause visual harm should our hedges die and is really unacceptable.
- Their proposal does not meet with some key Kirklees local plan policies and as such should be refused.
- We understand that various neighbours that the above site backs onto are also unhappy and will be providing separate objections.

We thank the case planner in advance in considering our objections. We are happy to show the case planner around the rear of our property so that they can assess and appreciate our concerns on the visual impacts caused.

Yours faithfully