

The Chapel
Millmoor Road
M e l t h a m
H o l m f i r t h
H D 9 5 J U

Planning Services
Kirklees MC
Civic Centre
Huddersfield

Our Ref: PDJB/com/21
7 June 2024

Dear Sir / Madam

APPLICATION 2024/62/90932/W
LAND ADJACENT – 4 DOWNING STREET, LINTHWAITE, HUDDERSFIELD HD7 5PU

We are writing on behalf of a local resident to express concerns with regard to the above application for the erection of detached dwelling.

PREVIOUS REFUSAL

An application was previously refused on this site 2011/92453 and dismissed on appeal. The application was refused based on the proposals by virtue of orientation, scale and design being out of keeping. It was also considered to be overbearing on No.2 Downing Street. The new proposals do not overcome any of these issues.

HIGHWAYS

Downing Street is a private drive. It is widely understood that the recommendation for the number of houses off a private drive should be limited to 5. There are currently 4 dwellings on Downing Street, however there is permission for a detached dwelling to the South West of No. 4 (2018/91970). It is understood that this planning has been implemented. If this is the case then this along with the proposed dwelling will take the number to 6. This clearly goes against the guidelines.

Contd.

CRAMPED DEVELOPMENT

The proposals are again to squeeze a new dwelling in between the gap between Nos. 2 and 4. The current characteristics of Downing Street, which is clearly a semi-rural setting, is for large frontage properties with good sized gaps between. The proposals, by filling in the gap, will appear incongruous, inappropriate and will harm the openness of this setting. This goes against the Kirklees MC Housebuilders Design Guide (SPD), where it clearly states '*New residential development proposals will be expected to respect and enhance the local character*'. The guide also states in 7.19 '*...for a new dwelling located in a regular street pattern that is two storeys or above, there should normally be a minimum of a **2 metres** distance from the side wall of the new dwelling to a shared boundary*'. From the plans this distance has not been achieved. Indeed the distance indicated is half that recommended, with 1.0m shown to the shared boundary to No. 4 on both sides.

SHADOWING

The proposed dwelling is South West of the neighbouring property at No. 2. This will inevitably cause significant shadowing to that property and in particular the rear garden which is the main amenity to that dwelling. The overshadowing will be exacerbated by the fact that the proposed dwelling will sit higher than the neighbouring house and further back into the site. This is clear from the Block Plan provided on the application drawings.

CONCLUSION

The proposals demonstrate a cramped form of development which contravenes Kirklees' adopted Houses Builders Guide and fails to respect the semi-rural character of the Downing Street. It's likely the proposals will not follow recognised Private Drive limitations in terms of number of houses served, and will have a detrimental impact on the amenity space of neighbouring properties. The proposals do not overcome the reasons for refusal of the previous application. To this end we respectfully request that Kirklees reject the application.

Yours sincerely