

## DCAdmin

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**From:**  
**Sent:** 20 June 2024 12:58  
**To:** DCAdmin; Nick Hirst  
**Cc:**  
**Subject:** Planning Application number 2024/70/91236/W Lingards Road, Slaithwaite

**Categories:**

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I apologise for my delayed response to this planning application. This is because the listed “public” consultation end date of 12<sup>th</sup> June is earlier than the “statutory” consultation end date of 26<sup>th</sup> June. The terminology is confusing. I had assumed that the “statutory” consultation date of 26<sup>th</sup> June was the “legal” closing date for public comment and actually cannot understand why the public should be given less time to submit comments than the statutory consultees. Nevertheless Kirklees does have a good track record of accepting public comments right up to the time that the application is determined and I hope that will continue in this case.

I wish to object, in the strongest possible terms, to this plan variation. My reasons for doing so are;-

- The proposal to retain the original “building line” but now construct car ports in front of the approved “house building line” will have a devastatingly negative impact on the streetscape. It will effectively reduce the house separation distance shown on the approved plans down from 21 metres to an estimated 14 metres and drastically reduce the landscaping distance in the gardens of the new properties. Note that the developer does not put dimensions on his plans and one has to wonder why this is the case. Given that the views of existing residents have been ruthlessly swept aside during this entire planning process, this latest example of a brutal loss of amenity for existing residents is completely unacceptable. Were the developer to recognise the damage that his proposals would do to Lingards Road and move the entire house building line and car port positioning back some 7 metres into the field, this proposal for car ports instead of garages might be acceptable. As a final point relating to the car port positioning please remember that existing properties on the South side of Lingards Road would look down onto the car port roofs and any benefit that the original approved proposals gained from road side and garden landscaping would be completely lost. The new proposals may be OK for residents in the new properties but, as usual, the developer has not considered the impact on existing residents.
- The proposal to construct “basements” underneath the already high and top heavy dwellings is ridiculous and completely unacceptable. Throughout this planning process we objected to the three storey high facades on the Northern elevations, sat on top of raised platforms and retaining walls. This was because of the devastating impact they will have on the wider landscape viewed from Manchester Road or across the valley. It is staggering to now see proposals which effectively make the properties in to a usable FOUR STOREYS high. Although the “basement” proposal does not currently include windows and doors on the North Facing elevation it is easy to see that future residents will seek to use permitted development rights to “open up” the basement and remove the now “false” platform on the Northern side. In effect the new proposals are setting up a situation where the accommodation can be easily converted from three to four storey. In effect they set up a situation where utterly unacceptable proposals can be delivered “through the back door”.
- We note that the new proposals only relate to three dwellings. However it is easy to see that, if approved, they set a precedent for extending the variations to all the new properties fronting on to Lingards Road. If this is the case, why is the developer not seeking to vary the entire planning proposals and putting all his plans on the table at the same time? We find it unacceptable that variations of this magnitude and impact (on the wider community) are allowed to be brought forward without disclosing the full picture. If the plans

come forward in “dribs and drabs” they effectively force unacceptable solutions on the Council and on Local residents. It would be nice if the developer and the Council stopped treating local residents as inconsequential idiots.