

Expanded Objection: Roof Height Breach (with Foundations Commenced)

“The dwelling at Plot 23 presents an anomalously high roofline at the upper end of a steep gradient, opposite my property on Lingards Road. This elevated mass disrupts the visual rhythm of the streetscape and imposes an overbearing presence across the valley side. Rather than stepping down with the terrain, the development asserts dominance from its elevated position—contrary to the principles of topographic integration and scale sensitivity outlined in the **Housebuilders Design Guide SPD (2021)** and **Policy LP24(a)** of the Kirklees Local Plan.

The SPD emphasises that roof form and massing must respond to site topography, particularly in areas of steep gradient. It warns against designs that ignore the natural slope, stating that “buildings should step with the terrain to avoid excessive bulk and visual intrusion.” The excessive ridge height at Plot 23 breaches this guidance, creating a jarring silhouette and undermining the character of the area.

Amplified Overbearing Impact: The elevated position of Plot 23 already gives the development a natural advantage in terms of outlook. Adding excessive roof height compounds this, resulting in a structure that looms over the opposite side of the road and imposes on neighbouring amenity. From my property, the visual intrusion is stark—blocking views, increasing enclosure, and diminishing the openness of the streetscape. This is not a minor discrepancy; it is a fundamental design failure with direct consequences for residential amenity.

The **Kirklees Highway Design Guide SPD (2019)** acknowledges that the borough’s steep valley topography presents unique challenges for access and visual integration. It promotes careful site appraisal and design that respects elevation changes. The current roof height at Plot 23 fails to do so, resulting in a development that appears disproportionately tall and visually dominant when viewed from the lower side of Lingards Road.

I note with concern that the developer has already commenced foundation works. This premature construction risks locking in a non-compliant design and undermines the planning process. It is imperative that enforcement officers intervene before further structural work proceeds, to prevent irreversible harm to the character and amenity of the area.

I urge the planning authority to investigate this breach and require remedial action to bring the roof height into alignment with neighbouring properties and the expectations of Kirklees’ adopted design policies. Failure to act now will set a dangerous precedent for disregard of topographic sensitivity, visual coherence, and procedural integrity.”

Key Concerns

- **Excessive Roof Height** at top of steep gradient
- **Impact On Properties Opposite**—causing visual intrusion and amenity loss
- **Foundations Already Commenced**—risk of locking in non-compliant design

Planning Policy Breaches

Policy / Guidance	Breach Description
Housebuilders Design Guide SPD (2021)	Roof form and massing fail to respond to topography; building does not “step with the terrain”
Kirklees Local Plan Policy LP24(a)	Development fails to respect townscape character and scale sensitivity
Kirklees Highway Design Guide SPD (2019)	Ignores valley-side elevation challenges; poor integration with slope

Visual & Amenity Impacts

- **Amplified Overbearing Impact** due to elevated position and excessive height
- **Loss of openness and outlook** from neighbouring properties
- **Disruption of streetscape rhythm** and visual harmony across valley side
- **Jarring silhouette** when viewed from downhill perspective

Urgent Action Requested

- **Immediate enforcement intervention** before further construction proceeds
- **Review of approved plans** against actual site levels and ridge heights
- **Remedial design adjustments** to reduce roof height and restore visual balance