

11 Infirmary road
Dewsbury
West Yorkshire
WF13 2JG
30th July 2024

Kirklees Planning and Development Services
Economy and Infrastructure
Kirklees Council
PO Box B93, Civic Centre 3
Huddersfield
HD1 2JR

Dear Ms Booth,

**Your ref: 2024/91747/E – Planning application, 1 Chadwick Crescent
WF13 2JF.**

Proposed Erection of single storey front, two storey side and single and two storey rear extensions.

We write in connection with the above planning application. We have examined the plans and know the site well. Consequently, we object to the proposed planning application.

I have tried to call and speak to the planning officers to discuss my concerns unfortunately without success.

This application was previously submitted and rejected by the same planning officer. I sincerely and respectfully invite her to do the same on this occasion. The proposed development is over bearing, intrusive, creates a loss of light and would result in an over development of the site. Its impact on neighbouring residents who would have to live next to the monstrosity, if planning permission were granted, would be severe and unacceptable.

The planning officer and the agents in 2021 reached a mutual compromise in which planning was granted and extra internal floor space was achieved by extending into the loft space. Having secured that the owners are now seeking to have the original scheme approved too in a manner which appears to be at odds with transparency.

The proposed development by virtue of its scale, location and design, with particular regard to the side and rear elevations, would result in an inappropriate form of development that would not be in keeping with the surrounding area.

15 Infirmary Road is a property which is situated at an elevated position and has already been extended significantly. Due to this both buildings are already in close proximity to one another. If the proposed application were granted it would create a terrace like effect. It would lead to a loss of privacy for the residents of numbers 11 and 15 Infirmary Road and 3 Chadwick Crescent. Additionally, it would have a detrimental impact on the visual amenity enjoyed by several adjacent properties as well as those situated on Oxford Road.

The site as shown on the submitted plans is not of a sufficient size to accommodate the proposal. It would result in a significant overdevelopment of the site which cannot be allowed to occur as it conflicts with the local planning and national planning frameworks.

There are large trees in the garden of the proposed site. These have not been shown on the submitted drawings. Nonetheless several trees are subject of a TPO and therefore have a root protected area which usually spans the same distance as the canopy. Given the proximity of the trees to the development site it would create a somewhat inevitable and unacceptable pressure for pruning in the years ahead which would be detrimental to the sustained good health of the trees.

The development would cause significant shading to the garden and habitable rooms of numbers 11 and 15 Infirmary Road and number 3 Chadwick Crescent.

If the planning application were granted it would result in a loss of privacy to my habitable rooms as well as the garden. We would be overlooked as our house is on higher ground and this is totally unacceptable to us.

The height of the proposed development, which is predominantly double storey on both the side and rear elevations, would create over bearing and over dominance to adjacent properties including ours.

I note that the ground works have already commenced and this application appears to have been submitted at a convenient time of potentially forcing the planning officer to acquiesce. If true, this is unacceptable.

Finally, the visual amenity currently enjoyed by ourselves and neighbours would be severely compromised if this application were granted and this again contravenes national and local planning frameworks.

I take this opportunity to thank you for taking our objections into consideration and invite you to reject the application.

Yours Faithfully,