



I object to the proposals on the following grounds:

1. Negative impact on the Conservation Area and neighbouring Listed Building:

The buildings on St Helen's Gate are a mixture of large detached dwellings within fairly generous grounds and small cottages fronting onto the roadside. King James's School is the exception but the buildings visible from the road are domestic in scale. The proposals will result in a building completely out of scale to the surrounding dwellings. The Heritage Statement fails to mention the proximity of the proposals to the Grade II listed St Helen's House, almost directly opposite the site. The proposed development will detract from the setting of the listed building.

2. Loss of amenity to the site and neighbouring dwellings:

45a, 53 and 51 St Helen's Gate are sited within the original gardens of Kirk Royd. Part of Kirk Royd's grounds were sold and a detached house, Clouds Hill, was constructed in the 1960s. Clouds Hill then sold off a portion of its own grounds in the 1990s and No. 51 was constructed on that land. 45a and 53 were constructed later, following the demolition of the 1960s house. Both are comparably large dwellings for the size of their plots. The garden of the existing house is not particularly large given the scale of the dwelling, but the proposals would appear to be a gross overdevelopment of the site, resulting in a loss of amenity for the future building users.

The conversion from one dwelling to eight dwellings would also lead to an intensification of the use of the site which would have a negative impact on the neighbouring dwellings, particularly No.53 and St Helen's House. The proposed extensions would also have an overbearing effect on those dwellings.

3. Impact on highways safety:

The on-site parking provision appears to be inadequate for the number of proposed units. St Helen's Gate has several narrow sections and there are often problems with congestion, caused by staff and visitors to King James's School parking on the road. Residents have been notified that there are plans to introduce double yellow lines along St Helen's Gate, and therefore there is no potential for additional parking on the road.

The site entrance is acceptable as a domestic driveway, but is possibly not suitable to support the increase in housing units, to allow for the potential of cars coming and going simultaneously, and refuse collections etc, particularly due to its proximity to the sharp bend in the road. There is a high volume of foot traffic along the road with children walking to and from King James's School.