

Planning and Development Service  
PO Box 1720  
Huddersfield  
HD1 9EL

4 Queens Road  
Edgerton  
Huddersfield  
HD2 2AG

Dear Sir/Madam,

**Re: Objection to Planning Application 2024/70/92167/W for Development at Land off Edgerton Road, Edgerton, Huddersfield, HD3 3AA.**

I am writing to formally object to the planning application for the proposed development at Clayton Fields. As a resident whose property borders the rear boundary of the development site, I have significant concerns regarding the adverse effects this proposal will have on both my property and the wider local area. My objections are as follows:

**1. Proximity of Plot 16 to the Boundary**

The proposed house on plot 16 is planned to be built extremely close to my property's boundary, where there is a steep slope that drops down 3 to 4 feet, retained by an old dry-stone wall which is 5 feet tall, resulting in an 8 to 9 foot difference in height between the ground level of plot 16 and my own garden. This wall has already been compromised by the roots of a large oak tree near the boundary. I am concerned that constructing a property so close to this wall will exacerbate existing damage and lead to further structural issues. The wall's integrity is already fragile, and additional pressure from the new development poses a serious risk.

**2. Impact of Ground Level Differences and Privacy Concerns**

Due to the sloping nature of the development site, there is a significant difference in ground levels between plot 16 and the rear of my garden. As a result, the proposed building will effectively be a three-storey property just a couple of metres from my boundary. This will loom over the neighbouring properties, particularly number 9 Deveron Grove, which sits at an even lower level than my own garden. The ground floor of the property on plot 16 will have a direct line of sight into the bedroom and ground floor windows of number 9 Deveron Grove, severely compromising the privacy of its occupants. This represents an inappropriate development that negatively affects the surrounding properties.

### **3. Felling of Mature Oak Trees and Environmental Impact**

The developer's application includes plans to fell two mature oak trees. A third mature oak tree near my boundary has already caused structural damage to the retaining wall, and when I requested permission to fell it several years ago, a Tree Preservation Order (TPO) was placed on it. The proposed development is already set to take away a large green space from the Edgerton Conservation Area, which will have detrimental effects on local wildlife and the environment. I strongly believe it is inconsistent and unjust to deny my request to remove a tree causing damage to my property while allowing a developer to destroy healthy, mature oak trees for purely financial gain.

### **4. Highway Safety Issues**

The size of the proposed development raises significant highway safety concerns regarding the access roads to the estate. Queens Road is already used as a shortcut to bypass the traffic lights at Blacker Road, with vehicles often speeding dangerously along this stretch. The road's curvature and high walls restrict visibility for drivers, making it hazardous, particularly with only a narrow pavement on one side that barely accommodates a pushchair. The issue is exacerbated during autumn and winter when the pavement becomes extremely slippery when wet or covered in leaves from the many overhanging trees. Pedestrians currently must step into the road to pass each other, creating a dangerous situation that will only worsen with increased traffic from the development. I believe it is only a matter of time before a serious accident occurs. A more suitable main access road would connect to Edgerton Road, where traffic lights could ensure the safe movement of increased pedestrian and vehicular traffic.

For these reasons, I strongly urge the Planning Committee to reject this planning application or require significant amendments to address the concerns raised. The proposed development, in its current form, poses severe risks to the safety, privacy, and quality of life of existing residents, and conflicts with the preservation aims of the Edgerton Conservation Area.

Thank you for considering my objections. I trust that the Council will carefully evaluate the impacts outlined above.

Yours faithfully,