



We absolutely object to this planning application. The proposed dwelling is to be built inches from our boundary resulting in possible death of our hedges and tree. whilst we look after the hedges as best we can there are no guarantees as to the future health of the hedges. If in the future the hedges deteriorated, we would see the large elevation of the proposed development at the bottom of our garden that we would not want to see. We will have light from the east side windows shining into our garden at night, there are 3 toilets on the east side resulting in us hearing the flushing and water draining when we are sitting in the garden, all our garden and house will be visible from the proposed dwelling large master bedroom window. Rear gardens of 1,3,5 Birchroyd close and rear gardens from all Prince's view will lose the peace and quiet we currently enjoy, along with our privacy. The privacy of anyone living in the proposed dwelling would also be compromised as we have first floor windows overlooking their garden. Residents from Prince's view will be able to see into the proposed dwelling from their first floor windows. Please also consider that the proposed construction will likely lead to significant disruption during the build phase, including increased noise levels and potential environmental pollution.

The previous application (ref 2024/90461) was refused on the grounds that "The proposed development, by virtue of its sitting on a constrained site of limited width and its contrived and incongruous layout and design, would fail to sympathetically relate to existing development within the locality and would appear as a visual intrusion within this location, detrimental to the visual amenities and overall character and appearance of the area. The proposal would fail to reinforce or enhance local distinctiveness" We believe this is true for the current application whilst the proposed development has changed from a two-storey to a single storey dwelling, we still believe that the proposed dwelling does not accord with the Kirklees Housebuilders Design Guide SPD, the plot shape is at odds with the urban grain of the area, and the narrow plot width means the dwelling would be noticeably narrower than the properties in the immediate vicinity.

The area comprises large stone built, detached dwellings sitting in spacious gardens, whereas the proposed dwelling is not only linear in shape to fit within the tight strip of land, but it fills the whole width of the plot. The site is at most 12m wide and not only does this look to accommodate a new house, but it has to maintain a right of way for the house at Woodview Farm.

We understand there is a shortage of affordable housing however this applicant is trying to fit a square in a round hole.

Please take the points outlined above into careful consideration when reviewing this planning application.