

5, Birchroyd Close
Birkby, Huddersfield
22-10-2024 and updated 25-10-2024

Land at Occupation Road, proposed bungalow and doubled garage off Birkby Road, Birkby, Huddersfield

(Application reference 2024/92647/FUL).

We currently lived at no5 Birchroyd Close and we have full planning being approved for a new build large detached house but due to the challenging economic climate, we have not yet start the new build. However, we will be starting to build soon. We have been notified that a large bungalow has been proposed at the rear on Occupation Road that backs onto our rear garden.

We have also seek our architects Jade3 Architecture and Malcolm Sizer Planning to advise against the above application who will be issuing their objection separately. We had objected in the past with similar comments which in turn had the application refused. Similarly, we are still unhappy with their recent bungalow proposal and is raising our objection again.

The reasons for our objections are as follows

- Their doubled garage is sited directly on the existing site boundary
- They will cause noise and pollution
- They have not proposed any landscape between their plot and our rear garden boundary

- Therefore should our hedges die, then their bungalow with the lounge fully glazed with the corner patio will definitely cause visual harm to our future new build.
- They have not proposed any landscape to their layout to provide visual screen to our rear garden
- The new access road and turning head will cause impact to the TPO trees at the junction
- We understand that various neighbours that backs onto their proposal are also unhappy and will be providing separate objections.
- Their proposal does not meet with some key Kirklees local plan policies and as such should be refused.

We thank the case planner in advance in considering our objections. We are happy to show the case planner around the rear of our property so that they can assess and appreciate our concerns on the visual impacts caused.

25-10-2024

New amended drawings as notified by Kirklees Council letter dated 22-10-2024

We have been notified by Kirklees Council that new amended drawings have now been submitted. We have reviewed the drawings and now the doubled garage is being sited close to our site boundary rather than the bulk of the original bungalow. Now the bungalow being moved closer to the front will impact on the 2 neighbours at no1 and no3 Birchroyd Close.

Therefore being closed to the site boundary will definitely impact on the roots of the existing hedges and the existing rear tree. The blank walls will create a stark outlook to all residents at Birchroyd Close. The architecture being flat roof is out of character to the area. The extended new access road will bring unnecessary traffic noise towards our current house. The access road does not have turning facility and the car parking spaces shown in front of the garage do not appear to have adequate manoeuvring space.

Notwithstanding all these, the proposal in fact is detriment to all the residents amenities and impact on visual aspects due to poor siting and causing potential damage to roots to the trees and hedges.

By the way, my elderly mother also lives with us and unable to handle all these unnecessary stress and therefore collectively with the neighbours and ourselves, we strongly oppose to this proposal and trust that the case planner appreciate all of our concerns and refuse the application.

Your faithfully