

DC Admin

From:
Sent: 16 January 2025 00:06
To: DC Admin
Subject: Planning Application 2024/93055, Land Adj 2 Hopton Hall Lane, Upper Hopton, Mirfield, WF14 8EP

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3 Fairways
Upper Hopton
Mirfield
W Yorks

Dear Mr Franklin

With reference to your letter of 13th December 2024 informing us of the above planning application we would like to make the following comments:

1. This is an extremely large overbearing development which is approximately 1m from our boundary at the closest point. Given that 2 Hopton Hall has a large area in which to develop, it seems unreasonable to build so close to our property. There is certainly scope to build the property further away. The proximity could also create issues with access to maintain the boundary wall at the closest points.
2. There are 4 ground floor windows which face nos 1 and 3 Fairways. (These were (conveniently?) omitted from the original elevation drawing.) With these windows being so close to the boundary, we feel these would result in an invasion of privacy to these 2 properties.
3. The proximity of this building may contravene Kirklees Policy on minimum distances set out in Paragraph 7.19 of the Housebuilders Design Guide SPD.
4. The boundary wall between our property and 2 Hopton Hall Lane is also the retaining wall for our garden, our garden being approximately 1.2m above the proposed development site. This wall is the responsibility of 2 Hopton Hall Lane and is in poor condition in some places. Because of the proximity of the building works to the wall we have concerns that the wall would be in danger of collapsing and our garden falling into theirs. This would also be a health and safety issue for operatives on site. Consequently, should this work proceed, we would like assurances that the wall would be adequately supported and repaired where necessary prior to, and during, the construction of these works and suitably maintained afterwards.
5. There are 2 very large old trees in the grounds of 2 Hopton Hall Lane up against the above mentioned wall which have been chopped to a height of approximately 3m. There is also a substantial laurel hedge planted up against the wall, (incorrectly shown as being on our property on

plan no (70)001 section c-c). There is no mention of these trees and the laurel hedge in the Tree Work Schedule, so we would like confirmation of what the proposals are for these. (From the Block Plan it would appear they are to be removed which would exacerbate the issues with the boundary wall mentioned above.)

6. Should the work proceed, we would like to request that all site plant, equipment and contractors vehicles are parked within the site boundary and on 2 Hopton Hall Lane land, where possible, and **not** parked on Fairways. There is limited scope for parking on Fairways and we have had issues in the past with their contractors' vehicles causing obstructions, and damaging grass verges which are privately owned.

7. Our bedroom is on the ground floor, faces the development and is only a few metres away. We would therefore like to request that construction work is only carried out Monday to Fridays within normal working hours with no work commencing prior to 08.00. We would also request that builders show consideration to neighbouring properties and that procedures are put in place to mitigate the adverse impact of noise (including builder's loud music) dust, vibration and traffic.

Thank you for your consideration.