

DC Admin

From:
Sent: 23 April 2026 09:24
To: DC Admin
Subject: Objection to planning reference 2024/44/93429/w

To Whom it may Concern

I write with reference to the building development on Penistone Road by Newett Homes , which is directly adjacent to my property at 9 Woodsome Drive HD80JR.

We recently met with the technical manager for Newett Homes, , who accepted our offer to come to our home to discuss various issues but in particular a new plan they submitted in November 2025 .

The one issue that the council hasnt yet agreed regarding a change to a finished floor level on a property yet to be built (Plot 43), has caused me to write to object to their new proposal. See below:

We understand the current position to be that Newett homes now intend to build Plot 43 at approximately 1 metre higher than the original approved plan. This is of major concern to us , as we have previously objected to the council that we felt that Plot 43 (at the original FFL) would be overbearing and result in increased overlooking of our property and garden and have a negative impact on our residential amenity. At the time of our objection we pointed out to the council that the front of our property , which Plot 43 is directly adjacent to , is designed as a single storey building with a FFL of approx 90, and will be subject to a two storey building built approx 10-12 metres away with a FFL originally proposed at 92.2, will now be 93.15. We are now additionally concerned that if the Plot 43 is built with FFL of 93.15, it is already at a starting point of over 3 metres higher than our FFL and as mentioned earlier will be very overbearing and result in increased overlooking and loss of privacy and amenity of our property and garden .

Newett homes confirmed to us that they submitted on 20/11/2025 for planning reference 2024/44/93429/W a new plan mainly to demonstrate the new layout of the retaining wall between Plots 42 and 43. However, it was noted that the FFL to Plots 43 has changed as detailed above , and also, Plots 42 is showing as at least half a metre higher than the original plan for which they have not got planning permission and also more concerning, this property has now been built and has been occupied since December 2025. The half a metre higher FFL is outside the permitted tolerance and we have complained to the compliance team about this in December 2025, and as yet the case is showing as Un allocated on the website.

As the application 2024/44/93429/W does not show any provision for any objections to changes, please take this email as an objection to the proposed change.

Regards