

33a Tolson Street  
Ossett  
WF5 9QH

29<sup>th</sup> May 2025

FAO: Kirklees Council Planning Department

Dear Madam,

**Re: Objection to Planning Application 2025/91303**

I am writing to formally object to the planning application 2025/91303 submitted by Mr S. Patel for the proposed development at Clough Farm Meadow, 34 Tolson Street, Ossett, WF5 9QH. As a resident of the neighbouring property, I have significant concerns regarding the impact this development will have on the local community and my property.

**Privacy Concerns**

The proposed development will result in a significant loss of privacy for my property. The new building will overlook my home and garden, leading to an unacceptable level of intrusion into my private life. The proposed development is in an elevated position approximately 1200mm higher than my ground level. The proposed extension will contravene the current 45° rules as I have two windows (one living room and one bedroom on ground floor) this would mean potentially we would be overlooked as the 45° rule is not being adhered too, along with limited detailed drawings/plans of the extension should windows be in the southern and eastern elevations. The current proportions of the extension would contravene policy from distance between windows as set out in planning policy BE12 (see attached drawing) the current distances are not acceptable from the front of my dwelling to the back of the proposed extension.

**Loss of Light**

The height and proximity of the proposed development will block natural light to my property. This will adversely affect the quality of life for my family and me, as we will lose access to sunlight in key living areas such as our living room and ground floor bedroom. Due to my ground level being 1200mm lower than the proposed extension it would make the overall height 4200mm from my ground level. Leading to an overlooking and overbearing extension along with significant loss of light and privacy.

**Scale and Proportion**

The scale and design of the proposed development are not in keeping with the character of the surrounding area. The new building is disproportionately large compared to the existing structures, which will negatively impact the aesthetic and harmony of the neighbourhood. We feel it would give a tunnelling effect between dwellings due to the size of the Southern elevation becoming approximately 17,000mm with the additional extension, causing significant overshadowing and feel that it would be a goss overdevelopment of the site.

**Construction**

Due to the boundary also being a retaining wall, and within 1000mm approximately, I have major concerns around the long term integrity of the boundary retaining wall, there will be increased pressure from the foundations along with the size of the extension unless the foundations are deeper than the party wall.

## Environmental Impact

The construction and subsequent use of the proposed development will increase noise levels and traffic in the area. Without knowing what the extension will be used for i.e. living space, kitchen, additional bedrooms etc. I feel there could be more issues with parking. Should additional bedrooms be added the current parking would not be suitable and not meet planning policy. The current occupants already have three vehicles with only two parking spaces available this is already causing issues within the cul-de-sac. As the property is located on a private drive and is regularly blocked by not only by visitors but also by work men as recently as last week when scaffolding was erected. It should be noted in any planning consent that should be passed that the private drive must remain clear at all times. This extension will disrupt the peaceful environment and pose a risk to the safety of local residents, particularly children and the elderly.

In light of these concerns, I urge the planning committee to reject this application. I am happy to provide further information or discuss my objections in more detail if required.

Thank you for considering my objections.

Yours faithfully,

