

1. Residential Amenity and Privacy

The proposal will result in significant loss of light and privacy to properties adjacent as the new structure directly overlooks gardens. This conflicts with Policy LP24(b) of the Kirklees Local Plan, which seeks to protect the amenity of future and neighbouring occupiers.

2. Scale, Design and Character

The design and scale of the proposed development are out of keeping with the surrounding area, which consists primarily of modest, low-rise properties. The proposal would appear overbearing and visually intrusive, contrary to Policy LP24(a), which requires developments to respect the character of their surroundings.

3. Parking and Highway Safety

The proposal provides inadequate off-street parking and would likely increase on-street congestion on Kinder Avenue and Holmedale Court where parking and access are already problematic. This conflicts with Policy LP21 of the Local Plan, which requires safe and efficient highway access.

4. Drainage and Infrastructure Capacity

The application proposes to connect to the existing foul sewer, which has not been upgraded despite the recent development of more than 100 new houses in the area. The current system already struggles to cope with existing demand, resulting in periodic flooding and drainage issues. Adding further connections will place additional strain on an already overburdened network, increasing the risk of sewer overflows and pollution incidents.

This concern is supported by Policy LP28 (Drainage) of the Local Plan, which states that development should ensure that “surface water run-off is properly managed and does not increase flood risk.” It also conflicts with paragraphs 167 and 169 of the National Planning Policy Framework (NPPF), which require developments to consider cumulative impacts on drainage and ensure that infrastructure capacity is sufficient.

Conclusion

For these reasons, I request that Kirklees Council refuse this application. The proposal is inconsistent with Policies LP21, LP24, and LP28 of the Kirklees Local Plan, and with the relevant sections of the NPPF relating to amenity, infrastructure, and sustainable development.