

Ms Molly Storer
Planning Officer
Development Control
Kirklees MBC
PO Box 1720
Huddersfield
West Yorkshire
HD1 9EL

06th October 2025

Dear Ms Storer,

Re: Application Reference 2025/62/92023/W
Land Adjacent to 20b Greenhead Lane, Dalton, HD5 8PP

I write in relation to the above application and further to our letter dated 27th August 2025, to confirm that the Applicants have now issued our clients with formal notice of the application. The notification was dated 25th September 2025 and provides our clients with an additional 21 days to review and comment on the development. We are not aware of the Council undertaking further formal reconsultation, but would assume given the changes to the red line that this will be taking place in advance of determination of the application? Confirmation of the same would therefore be appreciated.

We note that, in addition to serving formal notice on our clients, that the Applicants have also submitted updated plans and a fresh application form. From a review of the new drawings we note that the only change is the correction of the red and blue line and site address, with no other changes being proposed to the scale, form or design of development, Whilst we welcome this correction, we would now query why our clients' property has been included in the application blue line? For clarity, our clients' land and property, other than the access does not form any part of this application and is not under the control of the Applicant.

We are also disappointed that no amendments have been made to the proposed development to seek to overcome some of the concerns set out in original correspondence from August, including in relation to the proximity of the new dwelling to the boundary, loss of privacy and amenity, loss of daylight, overbearing impacts etc. One would have hoped that the need to address the issues on site ownership could well have given the Applicants time to seek to make some revisions to address the comments previously made. For that reason, we must therefore maintain our clients' robust objection to this application, which they deem will have a detrimental impact on their amenity and quality of life in

Its current form. In addition, given the scale and footprint of development proposed, we continue to deem the scheme to represent overdevelopment of the plot and associated resultant harms to the visual amenities of the street scene.

In relation to the revised application form we note that only some of our original comments have been addressed and corrected, but many remain unchanged or even altered incorrectly. For example in relation to the matter of car parking, the form now states that there are 4 existing parking spaces on site and that 6 will be provided in total should consent be granted. We assume however that these calculations include parking associated with our client's property and whilst included in the blue line given the need to secure access, our clients' parking should not be included in the parking calculations. In reality, the application site benefits from two existing parking spaces, and two parking spaces will be provided as part of the scheme, meaning no net difference. We are also not aware of any further detail or clarity being provided in relation to cycle parking.

In relation to the query on the loss or gain of residential units, the Applicant is noted to now stated 'no' as opposed to simply correcting the proposed number of bedrooms.

As such, the majority of our previous comments on trees, contamination, ecology, drainage etc remain outstanding, with the suggested technical reports still appearing absent from the submission. We therefore maintain that the application is lacking in sufficient detail on pertinent matters.

Given that there have been no amendments proposed to the scheme as submitted, and given the ongoing lack of clarity on a number of key issues including trees, ecology and drainage, our clients have asked us to write to you to reiterate that they simply have to maintain their current objection to the scheme. They do however remain open to dialogue with the Applicants and their Agents to discuss this scheme in further detail, and to seek to find a viable solution which may allow them to withdraw their concerns. We note that the Applicant has not sought to take up this offer, but we will, nevertheless, reach out to their Agent to formally and directly offer to discuss the scheme with them, to try and find a negotiated resolution. We will keep you apprised in that regard, but in the interim would kindly ask that the objections set out above and as laid out in our previous letter dated 27th August 2025 be taken into account when the application is being processed for determination, and currently we would therefore kindly ask that the application be refused in its current form.

Yours sincerely,

Planner
BA (Hons) MSc (Dist) MCIM