

DC Admin

From:
Sent: 26 March 2026 23:27
To: Louise Bearcroft; DC Admin
Subject: Planning Application 2025/61/92173

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Please log this objection against the case files for both planning applications 2025/61/92713 and 2025/44/92737

Ms Louise Bearcroft

Planning Application 2025/61/92173

I have looked at the recent changes to Application 2025/92173. Plan [id 1130493]

I have found that certain measurements have been omitted on these plans with regard to height and distances of the proposed new build house, plot 10. Here are a few observations:-

Light from the Sun and other natural light

Proposed Plot 10 on these plans is a very large, tall building.

I find it hard to understand why developers are allowed to submit plans that are so controversial to Kirklees Planning Department.

- Taller buildings cast shadows onto neighbouring gardens and properties and stops daily sunlight from reaching neighbouring properties. This can reduce the amount of natural light available to those properties, affecting the well-being of the residents.
- The height of a house can have a serious affect on the real privacy of nearby gardens and sitting-out areas. Higher buildings may overlook neighbouring properties, leading to serious concerns about people's rights to privacy. Local planning authorities should consider privacy issues when considering planning applications for taller buildings. Careful consideration must be given to things like window placement/ design, to help maintain privacy.

A house that is much taller than its neighbours might stand out in a way that detracts from the overall look of the street or neighbourhood.

Plot 10 will have a detrimental effect on the amenity value of 21 Summerdale, in relation to privacy overlooking and over shadowing.

As there are so few actual measurements that I understand, given on the plan/drawing, I have attempted to do some calculations myself. This calculation may be primitive but here are the results.

I used a 6 inch Rabone Chesterman ruler and measured the walls of the house of 21 Summerdale on this plan [id1130493] and plot 10. I calculated the difference in the measurements then converted that difference to a percentage. The percentage was 37.0%. This means that the height of plot 10 is 37% taller than 21 Summerdale. As I can't measure 21 Summerdale height, I took the national average of 6 to 8 metres for a 2 story detached house (average 7). I then multiplied this 7 metre height by the 37% to give me an approximate measurement of the height of plot 10. This calculated a height of 9.59 metres (31 feet 6 inch) for Plot 10. This means plot 10 is 2.59 metres taller than 21 Summerdale. Add to this the difference in height of the ground levels between Plot 10 and 21 Summerdale, which is nearly 1 metre. This makes the approximate height difference between Plot 10 and 21 Summerdale, 3.59 metres [2.59+1] (11 feet 9 inches). All these figures are an approximation, as I don't have scientific measuring equipment, only a 6 inch rule and a drawing and I left school 63 years ago.

This means that Plot 10 is nearly 12 foot taller than 21 Summerdale. This will have a significant negative impact on 21 Summerdale, causing loss of light, loss of privacy and overshadowing.

Regards