

DC Admin

From:
Sent: 25 March 2026 23:26
To: Louise Bearcroft; DC Admin
Subject: Subject: Objection 2025/61/92713

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Will you please log this objection against the case files for both planning applications 2025/92737 and 2025/92713.

Dear Ms Bearcroft

We received a letter, by email, from Mathias Franklin, Head of Planning regarding revised plans for this planning application. To the best of my knowledge, only one other property received letters. Both of the properties receiving these letters are in Summerdale.

I have now read the new plans about the development at Moor Lane, Gomersal. I must admit that trying to understand the complexities of planning is quite daunting. No one from planning has ever offered to explain these things to us. I understand that planning officers do actually advise the developers about the best way to do things. I think that plans or drawings, thought to be wrong, are transferred to the Superseded Section. Who tells the developer or his agent that the drawings are incorrect?

The new plans/drawings [id 1130493] show all distance lines between Plot 10 and 21 Summerdale, drawn at an angle of approximately 56 degrees.

One of the lines shown, going from our primary window travels to the front corner of Plot 10's front wall, at an angle of 56 degrees. It should travel **horizontally** to plot 10's gable end wall. This wall has two non habitable bathroom windows, which are not shown on this drawing. These are shown in the gable end of Plot 10, on other plans and drawings [id 1107446]. Somehow they have been left off this drawing. **Very Misleading**

This separation distance measurement should be taken **horizontally** from the habitable window to non-habitable window/wall of Plot 10.

The way this measurement has been shown at 56 degrees, it is increasing the shown separation distance to 10717. This is making the separation distance appear greater than it really is? **The correct distance is 8732.**

Measurements should be taken in Birds-Eye view (Plan view). In England, separation distances between habitable and non habitable windows (or blank walls) are measured in a **straight, horizontal line from window-to-window or window-to-wall. These measurements are typically taken from the exterior face of the building, starting at the mid-point of the habitable window representing the shortest distance between the two points.**

Why is Kirklees Planning not questioning the developer's agent about this and why is Kirklees Planning leaving it to me to identify these questionable methods?

My own calculated distance between 21 Summerdale's habitable window and Plot 10's gable wall gives an actual real separation distance of **8732 not 10717** as stated by the developers agent.

The minimum separation distance should be 12 metres as per Kirklees Housebuilders Design Guide.

This now brings into question the other measurement lines shown on this plan /drawing.

On this same plan/drawing, all of the measurements have been shown at this same 56 degree angle, instead of horizontally

Here are my horizontal measurements (using the developers reference points on 21 Summerdale to Plot 10):-

Conservatory to Plot 10 should read 5557 **NOT 6150**

21 Summerdale's gable wall to plot 10's gable wall should read 7343 **NOT 8786**

There are also two other measurements, shown on this plan, that are unrelated to 21 Summerdales separation distance, that have also been drawn at 56 degrees angle. One shows a measurement from our house to our garden fence? The other shows the measurement from plot 10 to one of our neighbour's houses, traversing our garden and then our drive to get there? **Once again, Very Misleading?**

All the above measurements supplied by the developer on this plan, we believe, have been calculated incorrectly and are not following planning policy.

Because the minimum separation distances are not being adhered to, Plot 10 will cause **unacceptable overlooking, overshadowing, over-dominance and loss of privacy to 21 Summerdale, Gomersal.**

Regards