

**Sent:** 26 March 2026 20:42

**To:** Louise Bearcroft <Louise.Bearcroft@kirklees.gov.uk>; DC Admin <DC.Admin@kirklees.gov.uk>

**Subject:** Subject: Objections Planning Application: 2025/61/92713

Ms Bearcroft

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

Objections Planning Application: 2025/61/92713

The above application has recently received additional information/amendments.

This plan [id 1130493] now shows the measurements of the ridge and eaves level of Plot 10 and 21 Summerdale.

The ground level of 21 Summerdale is shown as 123.61 but (very conveniently) only the Finished Floor Level (FFL) is shown for Plot 10 and not ground level. **Very Misleading.**

Shouldn't this plan be quoting Ridge and Eaves levels for both Plot 10 and 21 Summerdale from the ground level? This plan is not comparing like for like measurements?

Based on the figures supplied on this plan:

	<u>Plot 10</u>	<u>21 Summerdale</u>	<u>Difference metres (ft/inch)</u>
Ridge Level	134.81	131.50	3.31 (10ft 10 inch)

Based on these figures, they confirm Plot 10 is going to be a minimum of over 10 foot higher than the property at 21 Summerdale. This will result in 21 Summerdale being overlooked and overshadowed.

Also as the minimum separation distances have not been adhered to, this will increase the overlooking and overshadowing Plot 10 will have on 21 Summerdale.

Due to the topography of the site, Plot 10 ground level, is 124.45 (See Plan [id1107437]) compared to 21 Summerdale's ground level which is shown as 123.61. This gives an additional 0.84 metres (2 foot 9 inch) difference, that Plot 10 will be higher than 21 Summerdale. This 0.84 metres will increase the difference between Plot 10 and 21 Summerdale's ridge levels.

Therefore this Ridge level height differences is:  $3.31+0.84 = 4.15$  metres height difference.

Overall Plot 10 will be more than 13.5 feet higher than 21 Summerdale which will result in loss of amenity of 21 Summerdale through loss of light, overshadowing and privacy.

As this planning application does not comply with **Kirklees Unitary Development Plan BE12** (Saved Policy) regarding minimum separation distances, Kirklees Planning should ensure these minimum separation distances are adhered to.

In fact, as this developments topography is higher than 21 Summerdale topography the separation distances should be increased to more than the minimum separation distances, to allow for this extra elevation.

The measurement of a roof's ridge height for **planning permission** compliance should be measured as the vertical distance from a fixed ground-level datum to the highest point of the roof. **NOT to the Finished Floor Level (FFL) as shown on this plan for Plot 10.**

To comply with planning permission and permitted (PD) rules in England:

- New roof ridges must not exceed the height of the existing house's ridge. (Planning Portal UK)

- Measurements should be taken from the highest point of the roof and from the lowest point of ground level adjacent to the building. (Planning Portal UK)

These rules have not been complied with on this plan for the measurements of Plot 10.

For new dwellings, height restrictions should be used in residential development planning:

**Ridge Height:** Usually required to be in keeping with the surrounding street scene, often capped to ensure it is not significantly higher than adjacent homes.

**Eaves Level:** Height is often restricted to keep the overall building mass in proportion with neighbouring properties and to maintain street scene harmony.

**Boundary Distance:** Structures built near boundaries (usually within 2 meters) often face stricter height restrictions to prevent shadowing and overlooking.

None of these restrictions have been built into this planning application to make this development fit in with existing houses and street scene.

**This planning application should be refused because of:**

**The adverse impact it will have upon the residential amenity of the occupiers of 21 Summerdale.**

**The siting of this plot 10 is unacceptable, and will cause overlooking, overshadowing, and over-dominance to this existing home at 21 Summerdale.**

**The siting of plot 10 is unacceptable being contrary to Policy BE12 of the Kirklees Council Unitary Development (Saved Policy) and Kirklees Housebuilding Design Guide SPD**

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Regards