

Address: 22, Lower Greave Road, Holmfirth, HD9 4DY

About the application

Application number: 2025/93257	
What is the application for?:	Variation of conditions 2 (plans and specifications) and 6 (doors, windows and r
Address of the site or building:	Manor Farm, Lower Greave Road, Meltham, Holmfirth, HD9 4DY
Postcode:	HD9 4DY

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No

Dear Planning Officer,

I am writing to object to the above planning application on the grounds of loss of privacy and overlooking.

I am the occupier of 22 Lower Greave Road, which is directly in close proximity to the application site. The proposed development includes new windows on the south side lower and upper-floor elevations which would face towards my property and private garden.

The position, height, and orientation of these windows would result in direct overlooking of habitable rooms and private outdoor amenity space at my property. This would lead to an unacceptable loss of privacy for current residents and would materially harm residential amenity.

In particular:

- * The proposed windows would provide clear views into my living room, garden room and private garden area, resulting in an unacceptable loss of privacy

- * The separation distance between the proposed windows and my property is 2.6m which appears insufficient to prevent overlooking.

- * The proposal would introduce a level of overlooking that does not currently exist and would be harmful and intrusive.

The development therefore conflicts with Kirklees Local Plan policies relating to residential amenity, which require new development to safeguard neighbouring properties from unacceptable loss of privacy and overlooking.

For these reasons, I believe the proposal represents an overdevelopment of the site and should be refused.

The original planning application approval (2021/92596) included measures that would have helped to protect our privacy, such as obscure glazing to any windows overlooking our property and restrictions on window openings. The Developer has blatantly ignored the original planning application approval by changing the style of the windows previously approved.

One final point - when we purchased our property in 2021 from said Developer (Mr & Mrs Cole) we were assured that our privacy would be protected on any future developments of nearby properties.

If permitted, the Council should require obscure glazing on the first-floor side windows and fixed shut openings to protect neighbouring privacy.

Thank you for considering my comments.