

Formal Objection to Planning Application 2025/62/93313/E

I am writing
to formally object to planning application 2025/62/93313/E submitted
to Kirklees Council.

This proposal would have a direct and harmful impact on my home and the surrounding properties. The development is an over intensification of the site and does not respect the nature of the existing residential area.

The scale and density of what is being proposed are excessive for this location. The site is being pushed beyond what it can reasonably accommodate, resulting in a cramped and intrusive form of development. This approach is not in keeping with the character of Reservoir Street and conflicts with Local Plan Policy LP24, which requires development to respect its surroundings in terms of scale layout and massing.

The proposal would also result in a serious loss of privacy. The positioning and proximity of the development would lead to overlooking of my property and neighbouring homes. This would affect both living rooms and private garden areas and would significantly reduce our ability to enjoy our homes in peace. This is contrary to Local Plan Policy LP30, which requires developments to protect the privacy and amenity of existing residents.

In addition to the loss of privacy the development would feel overbearing. Due to its scale and closeness it would dominate the outlook from neighbouring properties and create a sense of enclosure. This would harm the quality of life for residents and further conflicts with Policy LP30, which seeks to protect residential amenity.

The character of the area is well established and largely residential in nature. The proposal fails to respond appropriately to this context and would appear out of place when viewed from Reservoir Street. It would be visually intrusive and would undermine the character of the neighbourhood, again conflicting with Policy LP24.

In my view the harm caused by this proposal is significant and is not outweighed by any clear public benefit. The application prioritises maximising development on the site over the wellbeing of existing residents.

For these reasons I respectfully request that planning permission be refused.

If the Council is minded to approve this application I ask that it is referred to the Planning Committee for determination rather than being decided under delegated powers due to the level of impact on neighbouring residents