

From:

Sent: 01 July 2026 16:55

To: Ellie Thornhill <Ellie.Thornhill@kirklees.gov.uk>

Subject: Re: 2025/93480 - Land off Parkwood Road/Weavers Lane, Longwood, Huddersfield, HD3 4TT

Further Representation – Plot 26 and Plot 27 and suggestion for consideration

Hi Ellie,

Thank you for providing the elevation report .

I wish to submit a further representation following receipt of the site section drawings and the separation distances.

Having reviewed this additional information, I remain extremely concerned regarding the positioning of Plot 26 and, to a lesser extent, Plot 27. I mention both plots as it is the general positioning of the pair of semi's in that area.

The submitted section drawings demonstrate that Plot 26 would sit approximately 13.67 metres from the eaves of my property at No. 8 and approximately 15.34 metres from ridge to ridge. While I appreciate that these measurements may comply with minimum standards, the plans clearly demonstrate that the impact upon my property is substantially greater than that experienced by any other neighbouring dwelling both in height and proximity.

Plot 26 does not appear to follow the established building line of either the existing dwellings or the majority of the proposed development. Instead, it projects significantly towards my property, resulting in a relationship that is fundamentally different from that experienced elsewhere within the scheme.

Can the applicant explain why Plot 26 cannot be repositioned to align with Plot 28 and the remaining proposed dwellings, and whether alternative layouts have been considered?" Why does this particular house need to be in this position, which deviates from the building line, as if it has been squeezed in purely for commercial purposes?

The consequence is that the full two-storey gable and rear elevation of Plot 26 would present an overbearing and intrusive presence immediately adjacent to my home and garden. This creates a sense of enclosure, dominance and loss of amenity that extends well beyond the simple measurement of separation distances.

The proposed bin storage area adjacent to my boundary would further reduce privacy and increase the feeling of encroachment.

It is important to re-emphasise that my objection is not to the principle of residential development of the site. I recognise the need for new housing within Kirklees and support the delivery of appropriate new homes.

However, the present siting of Plots 26 and 27 places a vast and disproportionate burden upon one existing residence. The effect upon N0 8 GSW is significantly greater than that experienced by any other neighbouring property. Number 10 GSW is set much further back than No 8 and has a much larger garden so the impact is greatly reduced. Number 6 is less affected due to the gap between plots that will naturally provide light and space. It appears from the drawings that the site will have a downward slope, parallel to and along the building line in front of no 4, with the dwelling on plot 26 being the apex and also the only dwelling that is at the limit of the planning distances allowed.

The planning assessment elsewhere within the application appears to recognise the importance of relationships between proposed and existing dwellings, including the relationship between Plot 23 and neighbouring properties. I respectfully ask that the same principles be applied consistently to the relationship between Plot 26 and No.8.

I also ask the Council to have due regard to my personal circumstances.

I increasingly rely upon home-based activity and employment opportunities. As a consequence, my home and modest garden are not simply recreational spaces but form an important part of my daily life, wellbeing and independence.

Whilst I appreciate that personal circumstances alone cannot determine a planning application, the Public Sector Equality Duty under Section 149 of the Equality Act 2010 requires the Council, in exercising its functions, to have due regard to the impact of decisions upon disabled persons.

The current proposal would have a far greater impact upon my daily living than upon other neighbouring residents because I spend considerably more time within my home and garden

The submitted drawings demonstrate that this harm is not inevitable. If Plot 26, and potentially Plot 27, were repositioned so that they followed a more consistent building line with the remainder of the development, the disproportionate impact upon my

property could be significantly reduced whilst still allowing the development to proceed and deliver the proposed housing. A further alternative would be to change the 2 dwellings to 1 property , allowing for repositioning to create space and reduce overall impact, whilst remaining in keeping with the development and bedrooms available to future residents.

I am therefore not seeking to prevent development of the site. Rather, I respectfully ask the Council and the applicant to consider a reasonable and proportionate amendment to the siting of Plots 26 and 27 in order to achieve a fairer balance between the needs of future residents and the protection of the amenity and wellbeing of existing residents. In my view, such an amendment would represent a practical, reasonable and equitable solution which would allow the development to proceed whilst avoiding an unnecessary and disproportionate impact upon one existing household.

Kind regards