



The nature of the development is inappropriate for the chosen site. Access to the site is a major concern and the construction of the dwelling will have a huge impact on neighbouring residents. The proposed "driveway" is extremely narrow and the entrance / exit infringes on the two properties either side. For construction vehicles to enter the site, established hedges and vegetation would have to be removed. These form a natural boundary to the properties Laurel Bank, Chevetston and Garden House and provide privacy from the intended site and neighbouring Nortonthorpe Sports Ground. Removal of these combined with the construction of the new property would infringe on residents privacy. I also have concerns with the intended future development of Nortonthorpe Sports Ground. Privacy would be further eroded with the removal of these hedgerows allowing views directly into the named properties and gardens. The boundaries also offer a natural barrier to the noise associated with the club. The hedgerows also house an abundance of nesting birds.

Lower Common Lane suffers the effects of water run off from surrounding agricultural land during periods of wet weather. This is exacerbated in winter when the water freezes and the road becomes treacherous for motorists and pedestrians. Kirklees Council do not grit the road during these times. This winter a parked car was written off due to a vehicle travelling down Lower Common Lane in icy conditions. Erosion of the vegetation on the proposed site will increase water run off and add to this significant problem.

The site access is directly opposite Hillside House Day Nursery. This is a busy amenity with much vehicular and pedestrian traffic. Also, staff use the roadside outside for parking. Construction vehicles will presumably have to park on Lower Common Lane which will cause direct conflict with the nursery impacting on safety. The disruption that the development will cause is disproportionate to its goal.

The proposed dwelling will tower above the bungalow situated directly beneath the site infringing on the residents daily lives. One has only to stand at the junction of Spring Grove and Lower Common Lane and look towards the site to gain an impression of the devastating impact.

I object to the planning application.