

1. Topography and Scale

The adjoining application site sits approximately 1 metre above the ground level of my land. The proposed dwelling includes a ridge height of approximately 7 metres. When considered alongside the level difference between the sites, the resulting relationship may have implications for outlook, overshadowing and the amenity of any future development at Clough Crest.

2. Residential Amenity

The supporting documents for the neighbouring proposal refer to privacy measures including the blocking of existing openings and the installation of a glazed privacy screen. This suggests that the relationship between buildings and amenity spaces is a significant design consideration on this constrained site. **(in line with Kirklees Local Plan Policy LP24)**

Given the relative levels and proximity of the two plots, I would be grateful if the potential for overlooking and the cumulative impact on neighbouring amenity could be considered when assessing both proposals.

3. Drainage and Ground Conditions

The neighbouring proposal includes a new septic tank arrangement. As my land sits at a lower level, I would be grateful if any drainage strategy associated with the adjoining development could be considered in the context of the ground conditions and future development potential of the Clough Crest site.

Thank you for your time and assistance.

Kind regards,

Clough Crest, Clough Head , Slaithwaite Gate, Bolster Moor HD7 4NW