

323, Dunford Road

Hade Edge

Holmfirth

HD9 2RT

6th July 2026

Application number: 2026/62/91628/W

Applicant Jones Homes (Yorkshire) Ltd

Objection to planning Application

Dear Ellie,

I have 3 planning objections to the Jones Homes 2026/62/91628/W application which I hope you will support and will require the applicant to look at a redesign.

1. The proposed position of property 04 (LUO) rear elevation is not the full 21 meters away from the front elevation of 323 Dunford Road (my house). The Kirklees Housebuilders Design Guide SPD, a material planning consideration when assessing plans, clearly states;

7.19 For two storey houses typical minimum separation distances area advised:

- **21 meters between facing windows of habitable rooms at the backs of dwellings**

The other distances are very close to the 21 meter figure as well and I believe I should be entitled to you providing protection to my property from Jones Homes encroaching on the distance at plan or build stage.

2. The proposed position of property 06 (MERE) along side 327 Dunford Road is too close and will create a negative impact on light and overlooks the entire property and outside space.

327 Dunford Road is under construction after gaining planning approval ([2024/91494](#)) and subsequent approved discharge of conditions application ([2024/92970](#)). I can confirm that a subsequent Building Regulations application has been submitted, approved and that works have commenced on site (as can be evidenced by KMC Building Control). This was pointed out to Jones Homes during their consultation stage, but they have failed to update their plans to accommodate this development.

The South gable of the commenced dwelling (327 Dunford Road) is only 2.9m, according to the planning approved drawings, to the boundary. It's also important to note this elevation (327 Dunford Road) has no fewer than 4 openings that all serve habitable rooms. There are no dimensions on the Jones homes plans but plot 6 looks circa 1.2m from the boundary. The Plot 6 (MERE) proposed north elevation (directly facing 327 Dunford Road) shows two windows (one at a lower level and one at 1st floor level), directly overlooking the whole of 327 Dunford Road. The

Kirklees Housebuilders Design Guide SPD, a material planning consideration when assessing plans, clearly states;

7.19 For two storey houses typical minimum separation distances area advised:

- **21 meters between facing windows of habitable rooms at the backs of dwellings**
- **12 meters between windows of habitable rooms that face onto windows of non-habitable room;**

Furthermore the same KMC SPD also states *“Residential layouts must ensure adequate privacy and maintain high standards of residential amenity, to avoid negative impacts on light, outlook and to avoid overlooking.”* (see principle 6 on page 26).

When looking at the planning proposal the distance looks incredibly close – lack of dimensions on the plan make it very difficult to be exact but it seems to be less than 3 meters wall to wall. The layout as submitted, complete with a side path serving plot 6 (MERE), serves to create overlooking, privacy issues and overshadowing of 327 Dunford Road. Plot 6 should be at the very least 12 meters and possibly 21 meters away.

3. Plot 5 (DUR) garage follows the same proximity issues as plot 06 (MERE). The plot 5 (DUR) garage location is incredibly close to 327 Dunford Road’s West elevation which is fully glazed. Again, without dimensions it is difficult to be precise, but the gable of the garage is less than 3 meters from the ground floor windows and will definitely have a negative impact on light, outlook and could overlook depending on the design and use of windows in the garage (no specification provided).

I hope you will look closely at all 3 of my objections and agree with the main principle that buildings on the plan are too close to the main properties of 323 and 325 Dunford Road and the commenced dwelling of 327 Dunford Road.

With thanks

323 Dunford Road