

**Sent:** 23 September 2026 15:13  
**To:** DC Admin  
**Subject:** Re: planning application 2026/62/91714/E

FAO: Elenya Jackson Case Officer  
Application 2026/62/91714/E - Erection of detached dwelling, land adjacent to 7 Quarryfields, Mirfield, WF14 0NT

Dear Ms Jackson,

I write to object to the above application. It is a significant overdevelopment of a narrow side garden pot, out of keeping with the character of Quarryfields, and it would harm the living conditions of the neighbouring occupiers. In my view, it conflicts with Kirklees Local Plan policy LP24, The Kirklees Housebuilders Design Guide SPD, and the design policies of the National Planning Policy Framework.

1. Overbearing impact on 7 Quarryfields

Scaling from the submitted plans, the dwelling is approximately 18.5m deep, with eaves of around 6m and a ridge of around 8.5m. Its side wall is built on the boundary with no.7 and extends well beyond the rear wall of that property. The result would be a continuous two-storey wall running along the length of no. 7's rear garden. It would be overbearing and would enclose the garden and rear rooms of no.7, contrary to LP24's requirements for a high standard of amenity for neighbouring occupiers. The 45-degree lines on the block plan do not address the impact of a boundary wall of this length and height. Furthermore, the "existing neighbour's hedge retained and trimmed" identified on the block plan does not exist; thus, the overbearing nature of the two-storey wall is even more visible.

## 2. Overlooking from side windows

Side Elevation 2 shows first-floor windows, including an arched window, in the wall on the boundary with no.7. These would look directly onto the neighbouring property. Side Elevation 1 shows further first-floor windows facing no.17, around 5m from that property across a 900mm path. The application does not show that the Design Guide's separation standards are met. If the Council is minded to approve, all side facing first-floor windows should be obscure glazed and non-opening below 1.7m.

## 3. Overlooking from the rear balcony and windows

The dwelling projects well beyond the rear building line of both neighbours. The rear balcony and large first-floor rear windows would therefore give direct angled views into the private rear gardens of nos 7 and 17.

## 4. Overdevelopment and harm to local character

Properties on this part of Quarryfields sit on generous plots, with clear spaces around buildings. The proposed dwelling has roughly 450-500 sqm of floor space across three levels and covers around half of the plot. It is built up to one side boundary with only 900mm to the other. The rear garden is correspondingly shallow at approximately 7.5-10m. The frontage is given over almost entirely to parking and bin storage.

This amounts to a cramped plot-to-building ratio that fails to respect the scale, layout and spacing of surrounding development, contrary to LP24. The prominent gables, double-height glazed atrium and three full-width arched rear openings add further to the bulk. NPPF paragraph 135 required development to be sympathetic to local character, and paragraph 139 states that development which is not well designed should be refused.

## 5. Street Scene Drawing

The submitted street scene shows no.7 only as a cropped block. It does not show the 5/7 semi-detached pair or the relative ridge and ground levels accurately. The proposal also appears to sit on ground about 0.9m above no.7. I would ask that an accurate street scene be required, so the Council can properly assess the proposal's height and relationship to its neighbours.

## 6. Other Matters

- The external material is shown as "art stone". If the prevailing material nearby is natural stone, reconstituted stone would not be appropriate.
- The site lies within an area of probable shallow coal mining workings. The Council should be satisfied that a Coal Mining Risk Assessment has been provided and accepted.
- If permission is granted, I would ask for conditions limiting use to a single dwellinghouse, removing permitted development rights for extensions and additional windows.

For these reasons, I respectfully ask that the application be refused

Yours sincerely,