

Slight minor adjustment on the proposed planning layout plan

A To meet 21 Metre Kirklees Concerning Plot 40 etc:- *Housebuilders Design Guide SPD 4.11*

B To reduce overlooking of 10, 12 & 14 Broomhouse Close



Plots 36, 37/38 39 & 40 should be rotated clockwise

Plot 36 would rotate to be side-square on to the garages of plot 34, 35 and facing open woodland

Plot 37/38 would rotate to not be direct looking at the pumping station

Plot 39 & 40 would rotate and face open woodland

These adjustments should then comply with the National and Kirklees Policy LP24 Design;

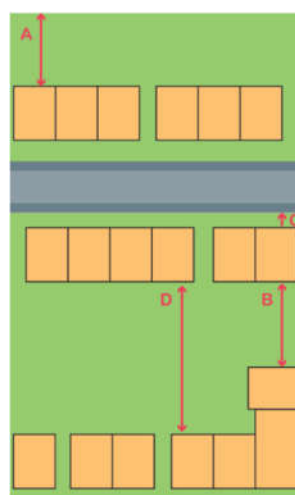
and the Kirklees Housebuilders Design Guide SPD 4.11

Submitted Plan. Major Non-compliant to Kirklees Policy

extract below



Minimum recommended distances to maintain residential amenity



A: Distance from habitable window to undeveloped land - 10.5 metres

B: Distance from habitable to non-habitable window - 12 metres

C: Recommended setback from the street - 2 metres

D: Distance between habitable rooms - 21 metres