

9 Dec 2018

10 DEC 2018

To whom it may concern

Planning Application no. 2018/93270, 2 Heaton Gardens HD1 4JA

The applicant:

The applicant states the Agent's address, as his address. This may not be relevant to the application, but why would the applicant not reveal his normal address?

The location of the property at no. 2 Heaton Gardens :

- The property is directly behind five properties 89, 91 93 95 and 97 Heaton Road. Heaton Gardens runs downhill off Heaton Road so that the back yards of nos. 89, 91, 93 , 95 and 97 Heaton Road overlook the house and garden at 2 Heaton Gardens.

A previous application :

- granted permission to extend the ground floor at the rear of the property and the extension was recently built,
- The extension affords a view from the window and door directly into the living rooms of the properties at 89, 91 and 93 Heaton Road,
- Clearly the family needed more living space which was addressed by the previous recent ground floor extension, then more children were born.

The current application/proposal:

- effectively doubles the size of the existing property,
- seeks to build at ground floor and at first floor over the previous extension at the rear of the property and up two storeys at the side and across the drive,
- plans indicate that the proposed building at 2 Heaton Road will extend the present building right up to the boundary of the back yards of nos. 89,91 93 Heaton Road with a small space for people to pass to a door and to the rear of extended building at no. 2 Heaton Gardens.

Overdevelopment/overcrowding

- The area of Huddersfield comprising Heaton Road, Heaton Fold Lane and Branch Street is densely populated, mainly with early 20C terrace houses, some back to back, with small gardens/yards and very little space around.
- Properties at the top of Heaton Gardens, including no. 2, are of more recent post war construction consisting of semis with small gardens and drives.
- The existing ground floor extension with a door and a window has already reduced the space around buildings and reduced privacy for residents at nos. 89, 91, 93 and 95 Heaton Road.

How residents at 89, 91, 93 and 95 Heaton Road will be affected by the proposed enlargement of No 2 Heaton Gardens:

- The proposed extensions to the side of 2 Heaton Gardens will occupy that part of the drive that separates the proposed building from the buildings at 87, 89, 91 and 93 Heaton Road. The loss of this relatively small distance of a few meters removes the limited existing privacy to the residents at 89,91,93 and 95 Heaton Road.

- The proposed extension into the drive to the side of no. 2 Heaton Gardens will reach the back yard boundary wall of the four properties on Heaton Road reducing the space around to an unacceptable level.
- When no.2 Heaton Road was erected in its original state, with a drive at the side and garden at the back, the intention clearly was to create an acceptable level of the space around. This space will be reduced to a small back yard and a short front drive.
- The proposed, unlovely brick side wall of the proposed building will be too close to the properties at 89,91,93 Heaton Road, creating an overbearing and oppressive effect and removing privacy.
- The side wall will be very close to the boundary between the properties and will leave a very small space through which people at no.2 will pass to gain access to the rear of no. 2
- The small narrow passage will allow a direct view into the living rooms of 89,91,93 Heaton Road.
- The three windows on the side wall of the proposed two storey side extension that faces the properties of 89,91 and 93 Heaton Road will offer a direct view into the living rooms and bedrooms of nos 89,,91 and 93 Heaton Road removing privacy to an unacceptable level.

Parking

- The application states, incorrectly, that parking will not be affected. Presently there is parking on the drive for up to four cars. The proposal reduces this to space for one car.