

## About the application

Application number: 2019/90397	
What is the application for?:	Erection of front and rear single storey extension and dormers to side
Address of the site or building:	2, Squirrel Hall Drive, Dewsbury, WF13 4AH
Postcode:	WF13 4AH

## User comments

Type of comment: An objection
<p>The proposed planning application should be denied for the following reasons.</p> <p>The proposed extension to the front of the property, although smaller in scale than the previous proposal, will still have an unacceptable impact on the visual amenity and character of the local street scene, these being two important points in planning.</p> <p>As Squirrel Hall as a very linear arrangement the proposal will be out of character with both the host property and the street scene.</p> <p>The proposal will create a very awkward, unattractive detail on the property. The bay will in effect disappear and be replaced with another projection to one side creating an unattractive junction. Furthermore the flat roof detail of the existing bay will be flanked by both the walls and roof of the proposed structure.</p> <p>This means that front of the property will have three face planes - the existing brickwork to one side of the bay followed by the projection of the bay followed by a further forward projection of the proposed new brickwork. The appearance of the roof will also be subject to this visual effect, especially when coming up the street, where the hip of the proposed roof will clearly be visible. There is nothing like that anywhere on the Squirrel estate and as such it will be incongruous with the long established (50+ years) street scene.</p> <p>The rear extension is 40% larger than the recommended size for consideration under section BE14 of the UDP. It will take the rear of the property to within 1.5m of the boundary, which consists of a small stone along with an hedge which is approx 8-10 metres high. The small brick boundary wall to the property on Cullingworth street shows signs of being displaced by the root system of the hedge.</p> <p>The size of the proposed rear extension means removing a parking area, which is presently been used as such. It will be extremely difficult, without alterations, to use the side of the house for parking, especially as there has been occasions where 2 vehicles have been parked at the property.</p> <p>The proposed dormers do not comply with BE15 i,ii and iii. which are required for consideration and due to the prominent location of the property will form an incongruous feature within the street scene.</p>