

## 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>I object to the application for the following reasons.</p> <p>The Squirrel Hall area has a planning and development history of over 50 years. during this time there has been development to suit the needs of the occupiers. However these developments have maintained the visual integrity of both the host properties and the surrounding street scene. This proposal does not, as it is of too large a scale for both the host property- which is a small 2 bedroom bungalow located in a prominent position, as well as other properties in the area.</p> <p>The proposed front extension will form an incongruous feature within the street scene because of the following. Squirrel hall has a very linear arrangement of dwellings and here are no properties in the area which have any extensions/alterations to the front elevation.</p> <p>Secondly the proposed design does not take into consideration or try to emulate the architectural detail of the area. All the dwellings have a single bay to the front elevation. This proposal effectively removes the visual effect of the bay by introducing a further projection to one side of it. The juxtaposition of the walls, the existing bay roof, the existing roof and the new proposed roof will completely alter the visual appearance of the front elevation when viewed from both the front and side and is certainly not in character visually or architecturally with the host property or the well established street scene.</p> <p>The proposed rear extension is 40% larger than the 3.0m policy of BE 14. This is a significant increase. It therefore does not comply with criteria required for consideration. BE 14 clearly states that extensions to the rear will be considered provided they are no more than 3.0m in projection.</p> <p>This proposal will also be detrimental to the visual amenity of the adjacent property. Although the brickwork of the extension will largely be masked by the garage of the adjacent property the roof most certainly will not and as the proposal takes the rear of the property to within approx 1.5m of the boundary which consists of a hedge approx 10 - 12m in height with a significant growth in width out from the trunk, the area will be completely shut off from any natural light in the morning, which it currently receives, especially in winter. This will have an overbearing and oppressive impact on the adjacent property. Furthermore there are 2 phone lines currently within that area and the roof to the proposed extension is likely to interfere with these.</p>

The scale and design of the proposed rear extension means that the rear windows will receive no natural light at all due to the edge and the west facing one will be inches from the side elevation of the existing garage.

Considering the prominent location of the property, along with the scale of the proposal the rear extension will form an incongruous feature within the existing street scene and will have an overbearing impact on the adjacent property.

The proposed dormers do not comply with the requirements of the UDP in regards to size and position. They are not constructed within the roof plane of the original structure and the roof no longer becomes the predominant feature.

The front wall of the dormers are not set back enough in relation to eaves/gutter line. This means that they are too large in scale for both the host property and the surrounding roofscape.

All the dormers within the area that have been approved and constructed are on a much smaller scale.

With the proposed dormers being on the side elevation and of such a scale when viewed from the street the roof will not be symmetrical, the hip to the east elevation will effectively disappear visually, being replaced with the square dormer stretching from the eaves to the ridge.

Considering the prominent location of the property, with the proposed location for the dormers on the side elevation, (as opposed to the front or rear - this being the norm for the area), along with the scale of the proposal the dormers will form an incongruous feature to both the host property and the well established street scene.

In summary the proposal will have a large negative effect on the visual appearance of both the host property - due to the fact it is a relatively small single storey hipped roofed bungalow - and the well established street scene.