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
My objection to the proposed development is for the following reasons. Squirrel Hall estate consists of relatively small detached and semi detached bungalows,all with a hipped roof, laid out in a very linear pattern. The original development was completed in the early 60s' . Over this 50 plus years development has taken place to reflect the change of circumstances/needs of the occupiers. This approved and erected development consisted of primarily the addition of small dormers to the front and/or rear of the property. The proposal is to a small detached bungalow located in a very prominent position within the original development and as such will have a large impact on the visual character of the host property and the wider streetscene. There are no other properties within the Squirrel Hall area which have been extended to the front, thus respecting the building line set out during the original development. This line has remained intact for 50 plus years. I believe this is so because of 2 reasons. Firstly the building line is a sound well proven design/planning model. It ensures a pleasing visual uniformity and rhythm to the street scene, maintains the amenity for the all the residents as well as maintaining the undeveloped area at the front of the plot. Secondly it reflects the basic design principle that a small one storey hipped roof bungalow is not a suitable host for development by its very nature. Any meaning full gain of space inside can not be achieved without having a large negative effect on the character and appearance of both the host property and the surrounding scene as well as the residential amenity. The proposed rear extension, I believe, is too large in scale in relation to the host property, having a foot print of nearly half the original house. This - especially as it will remove virtually all the area to the rear of the property, will I believe increase the massing/bulk effect of the property to a point where it will have a negative visual effect in relation to the plot it sits on and to the wider streetscene. It will also bring the rear of the property too close to boundary. This will mean no natural light will be available to one of the rooms and very little to the other. it is extremely likely they will need artificial light every time they are occupied. Because the boundary to the rear consists of tall hedge/trees with significant growth

out as well as up the roof of the extension is likely to be very near the hedge, (if the hedge is allowed to grow without trimming as it presently is it will most certainly meet the roof).

This will reduce the amenity of the adjacent property by blocking light from windows in the rear and side of the property and through the massing/bulking effect it will cause. Again this shows that the layout of the original development and the host property show an unsuitability for large alterations.

The proposed dormers are again of a scale that is far too large and can not be found within the wider streetscene. They could not fit within the original roof area and have front and cheek walls that are too large causing the dormers to become dominant over the roof. The massing and bulking effect of such large dormers (particularly on a property in such a prominent location along with being located on a side elevation as opposed to the front and/or rear elevation which is the norm in the area) will have a large negative effect on both the host property and the wider streetscene). The original hipped roof does not lend itself to dormers of such a scale as it can not accommodate them without losing its form

I believe the proposed development does not meet PLP 24 of the local plan and can not be considered a sustainable development.