

About the application

Application number: 2020/90386	
What is the application for?:	Erection of two storey side extension, single storey rear extension, rear dormer
Address of the site or building:	1, Dartmouth Terrace, Woodsome Road, Farnley Tyas, Huddersfield, HD4 6UE
Postcode:	HD4 6UE

User comments

Type of comment: A general comment
These proposals do not mention the need to re-site the existing fresh, and waste water pipes, and possibly the mains power cable, for this 1930s terraced block of five houses. A site visit by a council planning officer is warranted, with consideration to the right of pedestrian access along the proposed footpath around the extensions, and the impact on the neighbouring property of altering the gate position on the boundary line, and access to light. A fresh water main pipe connects from Woodsome Road under the footpath alongside 1 Dartmouth Terrace and around to the rear footpath, connecting all five terraced houses to mains water. Construction of the proposed side extension would necessitate re-siting the main fresh water pipe (& mains power cable?) to run around the extension, rather than underneath it. The main waste water pipe runs under the footpath to the rear of the terraced block, with connections to the back of each house. The main power cable to each of the houses is also buried under/next to the rear footpath, connected to external meter boxes. The proposed rear extension appears to extend past the existing footpath into the garden area, which would result in the main waste water pipe and the main power cable being sited under the extension. Also, a new footpath and gate entrance further down the boundary would require neighbours to expand the footpath on their own property further into their own garden to join up with the new footpath. The size of the extension, and location alongside the boundary, also needs considering regarding access to daylight for neighbours (covenant).