

About the application

Application number: 2020/92004	
What is the application for?:	Erection of two storey side and single storey rear extensions
Address of the site or building:	3, Reinwood Avenue, Quarmby, Huddersfield, HD3 4DP
Postcode:	HD3 4DP

User comments

Type of comment: An objection

We object to the plans in their current form in respect to:

- * Design, appearance and materials
- * What the building or development will look like
- * Effect on neighbouring properties

I stress we are not in objection to the principle of a side or rear extension of this property. A 2 storey side and 1 storey extension to the rear would be a perfectly acceptable development of the property, and there is clear precedent for this in the adjoining property.

Design, appearance and materials / what it will look like:

- We are primarily concerned over the choice of design and style of materials proposed, these not being in keeping with, and quite significantly different to the original property and character of neighbouring buildings.
- Distinguishing between old & new is not necessarily an issue, but the large difference between the two styles is concerning and we fear it would appear 'jarring' next to the original part of the property, and not be in keeping with the streets' character. The flat roof in particular has no precedent.
- We do not object to modern styling in principle, so long as it is sympathetic to the old frontage, however the drawings at present do not give us this confidence.
- A very successful traditional style side extension has already been achieved in the adjoining property (no 5), which is almost imperceptible as non-original from the road. This illustrates this is possible.
- A more traditional (or sympathetically blended) frontage and roofline with a modern side and rear aspect would be a suitable compromise.

Effect on neighbouring properties (these concerns are more relevant if continuing with existing aesthetics):

- The new extension will be very visible from the street and from all properties that look onto it, particularly due to its elevated height from the road and other properties.

We are in full support of the applicants intention to develop, we wish only to ensure that it maintains or enhances the character of the street. In all good faith we wish the applicants every success and hope they find our comments constructive.

(Please note if relevant: the architect drawings have not accounted for the extended size of no.5 relative to no.3 in their drawings so these are not to scale for the adjoining property.)