

About the application

Application number: 2020/93508	
What is the application for?:	Prior notification for single storey rear extension
Address of the site or building:	1, Chadwick Crescent, Dewsbury, WF13 2JF
Postcode:	WF13 2JF

User comments

Type of comment: An objection
<p>The application, as submitted, fails to show that there are trees along the back boundary of the rear garden which are the subject of a TPO. These are limes and have a large crown. A tree survey may be required to show that the proposed development does not impact adversely on the root span and future health of the trees.</p> <p>The proposed extension will take more than 50% of the garden given tat there is already a detached garage in the curtilage of the plot. The proposal therefore falls outside the ambit of permitted development rights and may require a full planning application.</p> <p>The proposed 6m extension is going to abut the boundary of the garage wall and thus will create approx 20 meters of solid walling. This is obstructive and the bulk and mass of the building will become over bearing and overly dominant. This adversely impacts on the amenity value currently enjoyed by neighbouring properties.</p> <p>This property and the one adjacent to it share a unique relationship. One of tHe neighbouring house is elevated and as such it will impact on the view of the landscape from both ground and first floor windows of this property. This adversely impacts on the living conditions of the residents. It will create loss of privacy and a loss of light. This again markedly reduces the amenity value for the occupiers.</p> <p>The neighbouring property already has granted planning permission to extend the full width of the rear by 4 meters. If this application were granted it would create two properties which are unacceptably close to one another and a distance which is less than permitted development rights.</p> <p>The previous application submitted by the same agent was withdrawn on the day a refusal was about to be issued. This is a concern.</p>