

51 Bennett Lane
Dewsbury
WF12 7DY

20th May 2021

Attached document sets out our objection to planning application 2021/91322.

We would welcome a visit/inspection by planning officers or others to confirm the facts and statements made below.

We write in objection to application 2021/91322 being the proposed 2 storey extension at number 49 Bennett Lane. I object on the grounds it will significantly affect our living conditions. I am the owner/occupier of 51 Bennett Lane - the property adjacent to the planned works.

I have _____ to show the scale and impact of what is proposed.

The application states that no detrimental overshadowing will occur. This is incorrect.

The proposed build will erect a solid wall over 5m tall within 2.1m of my primary access point to the property - being the half glazed side door on the south side of our property.

The application makes the following statement - "the neighbouring property No. 51 does benefit from a clear glazed unit facing the applicants boundary which appears to serve a landing area which is not a habitable room" - while this is indeed not a regularly habited space it is an important source of indirect daylight to my kitchen diner and it is for this reason that I have ensured that my interior door is glazed.

I note that the application omitted to mention our glazed door as stated - the primary access to our home.

This will significantly decrease the amount of direct and indirect light entering my property and our primary living area (a combined Kitchen/Lounge across the width of the rear of our property. The existing garage stops short of this door and therefore does not have this impact.

amount of light benefit that will be lost – this was a partly cloudy though bright day around 10am.

Secondly - the application states that "once the sun path has gone beyond 12 noon (high over the existing ridge line in the Summer months) the sun path will have extended beyond the ridge line and the extension will have no adverse impact on any neighbouring property". This is incorrect on 3 counts.

- currently our property benefits from direct sunlight on my side door - and my primary habitable space - from the time the sun rises above the roof line of the houses across the road - generally an hour after sunrise and subject to the season - throughout the day except when impacted by the existing roof. The extension will therefore by the agent's own submission remove all morning sunlight from our primary living space - all year round. This is a significant impact on our living conditions. This will be made worse from September to March as in the darker months the sun tracks lower and rises in different places. I provide , showing that even in May with the sun almost as high as it can be, by 9am the proposed extension will block it.



08:00 May Sun above houses across Bennett Lane- lighting into my living space

- The rearward projection of the proposed extension will also cause the sun to be blocked in the early afternoon. I have tested this myself and would like to invite the planning officer to confirm this themselves if there is any doubt.

In assessing the degree of impact I believe it is relevant to mention that I am semi-retired, working from home in our kitchen diner, I therefore would like you to consider that some 90% of my time is spent in this room and that the side door is our primary usable access to the house.

As this will impact the amount of sunlight reaching my south facing aspect this will also reduce the warming effect of the sun on those walls, I am therefore concerned that this has the potential to make my property colder through the year and increase my energy consumption and CO2 footprint.

in support of the above statements showing the amount of obscuration we will suffer.

The track of the sun across the seasons as things currently stand.
Currently direct and reflected sun
on door from sunrise for approximately 6-7 hours in May – 4-5 hours – January.

rear Doorstep Views - showing sun will be obscured from 9am even in May and showing estimated sun track Winter Months with sun obscured from side window and door.

This demonstrates the same track with an impression of where the proposed extension would stand. After works – 3-4 hours in May – 2 hours – January.

This clearly demonstrates the level of light detriment we will suffer – especially in winter months. The existing wall has not been retouched – this is how much in shadow our entryway will be.

Most of our objections would be addressed if the extension were single storey.

The application refers to a number of similar extensions, the overwhelming majority of these are on the South facing sides of the buildings on the even numbered side of Bennett Lane and stop well short of the party walls or boundaries, are not full length of

the existing property or similar. Bennett Lane is not a row of homogenous properties - with most houses having been developed in small batches (under 8) - I have not identified a comparable property with extension as drawn and believe that this extension will be result in this property being the closest to it's neighbour of our housing styles.

If the council is minded to approve this application I would like conditions placed upon it that nothing is it's construction or location would prevent me or a future resident building an extension of similar footprint [subject to planning consent], this will involve pulling the planned side wall back to ensure there is adequate space to safely do so.

The application references rainwater goods... "It is proposed the extension is stepped in from that of the existing garage by 150mm to ensure no rainwater goods project beyond our clients boundary". This is not sufficient as the existing soffit and guttering project from the side of house number 49 by between 400 and 600mm (by eye as I have not been up a ladder to measure it). We will not accept any projection over our boundary line and I would ask that the need to remain within the curtilage of their plot is restated. We have brought this to the attention of the householder in respect of the garage itself following a previous raising of the roofline as well as when discussing this application.