

25 Woodfield Avenue

Staincliffe

Batley
WF17 7DU

Date: 19th May 2021

Kirklees Council Planning Services
PO Box B93
Civic Centre 3
Huddersfield
HD1 2JR

**Re: Erection of Two Storey Side Extension, Single Storey Front/Rear Extension &
Rendering of the Existing Dwelling**
Address: 18 Mardale Road, Dewsbury, WF12 7NS
Your Ref: 2021/91641

Dear Sirs

Please accept this letter as an objection to the proposed development primarily due to the size, scale and massing of the proposed extensions which to a certain extent is unclear based on the information as submitted for planning permission.

Having reviewed the planning application drawings, the double storey side extension as shown is to be built up to the shared boundary and with no form of set back from the main front elevation and lower roofline which will create a negative impact to the street scene.

This will also reduce potential future development to the side elevation of property as this will end up creating a terracing effect to the properties and also cause future maintenance issues of walls, gutters and roofs including external access to the rear of the property.

The other concerns are the drainage including the gutter overhang and rain water/waste pipe positions to the side extension which usually projects out from the external wall and may end up in our land.

The proposal has been described to be rendered which in our opinion will not fit in well within the surroundings as the properties are generally brick built. To build the side extension no doubt access for scaffolding will be required on the neighbouring driveway/land of number 16 Mardale Road, and to date no form of party wall agreement has been put in place to ensure no damage is caused to No. 16 Mardale Road during the construction process.

No site plans have been submitted with this application to show the existing and proposed layouts and the plans in general although scaled do not confirm any dimensions of the proposed extensions itself.

Other concerns are parking issues as the side extension will minimise the existing on-site parking facility to 1no. car in the driveway area which will lead to cars being parked on the road. As the house is located parallel to the junction of Lowdale the on-street parking could result in highway issues as cars turn in and out of Lowdale and along Mardale Road.

The proposed extension in my opinion will dominate and not complement the original house including the wider area.

Taking the above points raised into consideration and before this application is decided further information is required to determine the exact location of the double storey side extension including distances from the shared boundary line.