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2021/05/30

Ref: **Planning Application 2021-91656, 39 Forest Avenue. HD1 4PL**

Dear Sirs,

With reference to the above application for a single-story extension, I would like to object to the extension as currently proposed.

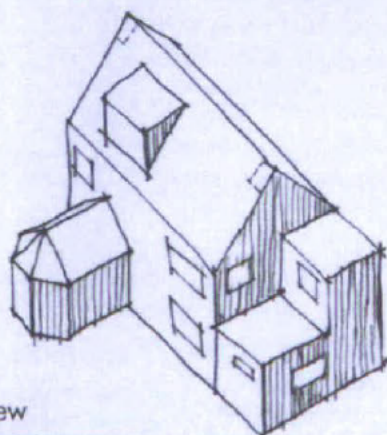
Mr. Woods has previously discussed with me that he was proposing to build a single story extension to the rear of the property. At this time, I told him that I had no real objection to it, as long as it was in keeping with the original house and area. Built from natural stone, preferably second-hand black faced and with a natural slate roof. However, having now seen the plans in the application, I find that there is a terrace/balcony proposed to be erected on the roof of the extension.

I find that this is counter to your planning document on your website, link as below, with regards to having a portion of flat roof.

<https://www.kirklees.gov.uk/beta/planning-applications/pdf/domestic-extensions.pdf>

Unsympathetic House Extensions:

Flat roofed side extensions do not
harmonise with host building.
Single storey extension out of character.
Felt flat roofs requiring maintenance.



rear view

out of keeping with the area. Google Maps does not show any other properties in the immediate area that seem to have balconies on them.



Further I feel that it will take away from our amenity of the enjoyment of our home and garden due to the fact it will only be a couple of metres from our boundary and will seriously overlook our property,

The are the approximate position of the main extension building fabric with the showing the positions of the hand rails. As you can see this will result in serious overlooking when someone is stood on the balcony and is in contravention of Policy LP24(C) of the Adopted Local Plan.

Further having taken advice from a relative who is a Principle Planning Office and Member of the Royal Town Planning Institute, she feels that this application would should NOT receive planning consent.

Yours sincerely,