

About the application

Application number: 2021/92983	
What is the application for?:	Erection of single storey rear extension and external alterations
Address of the site or building:	Among Balay, 24, Gynn Lane, Honley, Holmfirth, HD9 6LF
Postcode:	HD9 6LF

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

Whilst we have no objection in general to the extension, we have some concerns and objections which I have itemised below.

1. In the application number 6 specifies 'there will be no trees or hedges removed or pruned'. This is true of the extension but not for the fencing as there is significant hedging along the boundary and some of it will have to be pruned/removed for the retaining wall and fence. A lot of this belongs to us.

2. It appears that the level the extension will be on is to be raised higher than the existing level with doors and windows facing onto our property. As they are already higher than us, we are concerned at the intrusion this might have.

3. There is to be 'a new low level garden retaining wall to boundary to cater for levelling of garden' with a 'new 1.8 metre screening fence to provide screening to neighbouring dwelling'. Whilst we feel the fence is a good idea, we have concerns regarding the construction and height given that this will be on top of a retaining wall.

Firstly, the boundary line drawn on the plan submitted differs to the one I have from our initial purchase in 2002, it appears they are showing it in our land.

Secondly, we are not accepting of a wall being built on the boundary as this will mean there is significant disruption to our hedgerow and the existing fence (installed by the builder at our request prior to completion of our purchase and prior to the neighbouring property being built) would have to be removed. This is not an option as we have dogs and the garden would no longer be secure if the fence is removed.

Thirdly, Is the intention to run the fence between the two houses and if so, I do not agree to this being on the boundary wall nor to the height being at 1.8m. The boundary wall is already 0.7 metres high and adding a further 1.8 metres onto this would affect light into our property and creation of narrow passage which could be an issue for any remedial maintenance of our property.

Finally, there is a culvert which runs through the top of the garden so any digging in this area needs to be mindful of this.

We ask that any work for fencing and retaining wall is done within their own land, be aesthetically pleasing and any damage to our property and planting be repaired or replaced by them.