

Comments for planning application **2021/62/93013**. Erection of two storey side, single storey rear, and rear dormer extensions, and demolition of the existing garage at 74 Cleveland Road, Marsh HD1 4PW.

Having looked at the plans available online, it seems to me that the proposed development represents a significant extension of the existing property in terms of its scale, bulk and mass when viewed in context with the footprint of the plot size and the closely spaced existing residential properties to the rear and side.

The proposed side extension coupled with the alterations of the roof will transform an existing hipped roof finish to a significantly extended pitched roof with a huge gable end resulting in a dominant overbearing addition to the property. The overall appearance of the existing semi-detached properties will be completely unbalanced, which would be an incongruous addition to its existing external appearance. The existing character of the area is dominated with buildings that have a hipped roof finish.

The proposed rear dormer will also add to the overall scale, bulk and mass of the proposed extension and introduce a dominant feature at a high level, which is very closely spaced to my rear facing windows. I appreciate that there are already facing windows at first floor level, but the dominant towering position of the proposed dormer extension results in facing windows at a significant height allowing a clear line of sight from a new second floor position, which will result in a significant loss of privacy.

Unfortunately, the submitted plans do not show the impact of the proposed extension in context with its neighbouring properties. They simply show the proposed extension in context with the existing house itself and within the plot on which it will be constructed. I can't see how this can provide a good enough illustration of the full impact that this proposed extension will have. For example, no cross sections or street scene plans have been provided to show the impact of the proposed extension on neighbouring houses.

Looking at Kirklees Council planning policy, it seems that

Policy LP24 (Design) is relevant to domestic extensions. In Policy LP24 it states that.....

'Proposals should promote good design by ensuring:

- a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape.*
- b. they provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings and the creation of development-free buffers zones between housing and employment uses incorporating means of screening where necessary.*
- c. Extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity or future and neighbouring occupiers.'*

In all honesty, I am unable to see how the proposed extension is able to comply with the above planning policy requirements and therefore should be refused in its current form.

I believe there is some scope to extend the property, but the current proposal represents a huge overdevelopment of the existing property and its plot size. Perhaps something smaller in scale would be more suitable in this location.

I appreciate that this may be separate to the planning application process, but I feel it also important to raise the issue of an access door shown on the submitted plans, which leads from the proposed single storey extension out onto land within my ownership/control where I have an access from my rear garden to Cleveland Road. There is no right of access by the owner/occupier of 74 Cleveland Road onto this land nor have there been any discussions to suggest otherwise. As it stands, this is not currently an available access point to or from the property at 74 Cleveland Road.