

Comments on the amended plans for planning application **2021/62/93013**, which now appears to be for the erection of a single storey side, single storey rear, rear dormer extension, and demolition of the existing garage at 74 Cleveland Road, Marsh HD1 4PW.

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Thornhill Road
Lindley
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Having looked at the amended plans available online, it seems to me that the proposed development still 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, which still does not comply with the objectives of Kirklees Council's Local Plan Policy LP24 (Design).

I appreciate that the scheme has been amended so that the side extension will be reduced in height but clearly the extensions of the existing property when viewed together remain very large in scale compared to the existing plot size. In particular, the proposed rear extension will extend the entire distance to the rear of the plot, which meets the boundary line of my property. Similarly, the side extension will extend the full width of the plot to the boundary line of my property where there is an access path thus creating an extremely blank and stark facade from my rear garden. Policy LP24 does not support the scope for such extensions to residential properties and the resulting impact that they can have so I remain unable to see how the proposed extension can comply with Policy LP24 and therefore should not be granted planning permission.

In September 2017 Kirklees Council approved planning permission for the erection of a detached dwelling in the rear garden of my neighbour's property at 45 Thornhill Road. This property has now been constructed and is positioned closely spaced to the side of the application site. Therefore, the construction of this detached dwelling, as approved in 2017, has exacerbated the impact of any further extensions to the existing properties in this location in terms of the scale, bulk, and mass it creates. The cumulative impact of planning applications approved in the area must be taken into consideration.

I also remain extremely concerned how this proposed side and rear extension is physically going to be constructed. It is shown abutting the boundary of my property to the rear and to the side and I fail to understand how the build can take place without access rights on to my land, which I can confirm have not been granted.