

50 Hill Grove, Salendine Nook
Huddersfield, HD3 3TL

Planning Services
PO Box B93
CC3
Huddersfield
HD1 2JR

Dear Sirs

Re: Planning Application 2021/94607

48 Hill Grove, Salendine Nook, Huddersfield

Hill Grove is a development of detached and semi-detached properties set out with regular spacing that gives the pleasant character to the area. Houses generally have space on three sides with a detached garage.

The proposal is completely out of character with the rest of the estate for the reasons listed below:

1. The proposed extension to #48 will leave no space in three sides.
2. The proposed extension would destroy the essential qualities of the locality. The estate consists of regular, rectangular, well proportioned properties and this proposal ignores these qualities by creating a misshapen ill proportioned building mass, the estate is made up of houses where the short elevation faces the street, this proposal would create another wide house, out of character with the originals.
3. The existing house has a relatively balanced facade, this detail which is shared by neighbouring houses, will be unnecessarily vandalised by the extension characteristics.
4. The existing properties have a sense of balance and composition. This proposal utterly ignores the original building scale and composition. There is no attempt to harmonise or even add to the existing house in a sympathetic manner which respects both the existing house and the neighbourhood. The front elevation of the proposed building displays two sets of French doors in addition to the front door, giving the appearance of a House of Multiply Occupancy. This proposal is not a neighbourly building.
5. The current building restricts our ability to maintain our garage and would certainly impede any maintenance on 48 Hill Grove. We would be losing the openness to the south

of our garden, we would not only lose sunlight to our main garden but it would be a considerable loss of enjoyment. The building would be too close to our boundary and would be oppressive.

6. The proposed extension is out of proportion to the original building and constitutes a gross overdevelopment, The latest extension, the third and fourth to this particular property would make it three times the size of the original build.
7. During the previous extension building works scaffolding was erected in front of our garage doors (without our permission) and the builders used our garage roof to access their building (once again without our knowledge or permission), considering the proportions of the latest proposal we envisage that the builders will once again place scaffolding on our land and no doubt stand on our garage roof, this is not acceptable in our opinion. We have recently replaced our garage roof and it is a flat rubberised roof which was an expensive investment, using it as a building platform would invalidate our guarantee.
8. The 'existing Green Planting Retained (Conifer Hedging)' was planted on our boundary and is not maintained by the occupants of No.48 but by ourselves. The said hedge obstructs the view of the pavement when exiting our driveway and requires somebody to stand at the top of drive to warn pedestrians coming around the corner of the fact that a vehicle is exiting. This represents a Health & Safety Hazard. We have previously requested the reduction in height of the Conifers and this did not meet with the property owners.
9. The plans indicate the tarmac/paving of the property, front, side and the building on all sides to the edges of the property, we feel that this will cause water/rain/snow run-off onto our property as well as onto #46, causing both properties to become waterlogged.

In conclusion it is un-neighbourly, out of character and insensitive.

Yours faithfully