

From:

Subject: FW: Comments Re: Planning Application 2022/91839
Date: 13 July 2022 10:55:46

Sent from my Galaxy

----- Original message -----

Date: 13/07/2022 10:27 (GMT+00:00)
To: dc.admin@kirklees.gov.uk
Subject: Comments Re: Planning Application 2022/91839

Planning Application 2022/91839
7 Gatesgarth Crescent, Lindley, HD3 3LG
Erection of 2 storey side extension

Having reviewed the above application, I have concerns regarding the scale and proximity of this extension relative to my property, (1 Gatesgarth Crescent, Lindley, HD3 3LG).

Please note:

The proposed extension is to the rear of my property and set down from my house, (about a 1 in 5 slope to the boundary) and onto the side of no. 7.

This "rear to side" scenario is the only one around the crescent, (all the others are built "side to side").

My rear windows take in the full view of the gable end of the original build and the gable is already quite imposing.

The slope on the left hand strip of land at no. 7, where it is now proposed to build the new extension was removed Spring 2017 to give the appearance of a flat garden.

The first single storey extension on the right hand side of the original build was built in 2019, (Planning Application 2017/93596).

A boundary fence was put up in Spring 2020 shoring up the bank to my garden, along with a raised flower bed.

I do not support the Application.

My reasons for this are as follows:

The size and scale of the extension in relation to the size of the original property and available land, and when taking into account the first extension, nearly doubles the footprint of the original house and also the original frontage of the house. This amounts to

overdevelopment of the site.

Given it's size and proximity to the boundary and the closeness to my property, a 2 storey extension, (at least 3m closer than the existing gable) will be overbearing and imposing, and I believe will have a detrimental visual impact from my windows and garden.

I am not convinced that there is sufficient space to build the extension on this site and maintain sufficient space for access to the rear garden.

Access to maintain the gable wall of this extension will be difficult to achieve within the property's own curtilage.

The excavations to construct the extension risk undermining my garden, as it means cutting into the banking.

Although no windows are proposed in the gable wall, there will be some overlooking of my garden and I believe will have a negative impact on my property.