Planning Application Number 2022/62/92528/W at 45, Briarlyn Road, Birchencliffe, Huddersfield, HD3 3NL Applicant T Ahmad for Erection of two storey side and single storey rear extensions.

We live at and are the owners of 47 Briarlyn Road next door to the site of the above-mentioned Planning Application and wish to formerly object to the application on the grounds that it will if permitted have a significantly detrimental effect on our property and our enjoyment of living there which we have done for many years, principally we believe the extensions will be overbearing and overshadow the rear of our property. As a result, if permitted we think the extension will also devalue our property on a monetary basis.

In looking at the plans on the Councils website we have noticed that they are inaccurate in that they do not show the bay window on the rear of our property and also the position of the side boundaries on the various plans are not positioned consistently, we think the applicant should correct this and show the boundaries as per their land registry plan, to enable council to the properly determine the planning application.

We include below a photograph of our bay window at the rear, the side of the bay has a window, which will be blocked up if the extension next door is permitted as per the proposal drawings. Also, you will see from the photograph that the bay window fascia overhangs, and with gutter and down pipe will have to be removed for the extension to be built on the boundary line as seems to be the intention, though as stated previously the drawings are not clear as where the boundary is. Our neighbours have not consulted us about this, or any other aspect of their proposals which we would have thought they should have done.



Also bearing in mind that they would need to excavate on the line of our boundary with nr 45 we think they should serve us with a Party Wall Act Notice explaining their intentions and what effect construction of the extension will have on our property, they have not done so.

We have studied the Council's Supplementary Planning Document, House Extensions and Alterations and see that it contains rules on the amount that rear extensions can project and where they can be positioned, and it appears to us that even though the extension our neighbours propose is shown with a pitched roof it would contravene the 45-degree rule in respect of our Bay window? Leaving us with a blank wall to look at immediately adjacent to our bay window projecting approximately 5 metres from our rear house wall surely this is unreasonable?

We also think that the amount of extension proposed next door will in general terms be out of scale with the existing house and thus represent over development is not in-keeping with the existing house our house or the many other houses on Briarlyn Road. The side extension adjacent to number 43 will because of the difference in ground levels, "tower over" nr 43 in a detrimental way, also the drawings show windows overlooking the side of 43 surely these will intrude in the privacy of the neighbours, particularly those on the first floor and Attic?

The house next door to us when extended would appear to have 4 bedrooms and as such should to comply with the SPD have space to park 3 cars within the curtilage and space for at least 2 wheelie bins, the drawings do not show how this will be possible whilst at the same time not paving over the whole of the front garden, which the SPD states is undesirable.

We request based on the representations made above that the Council give serious consideration to rejecting the application in its current form as it appears to us that it would be in contravention of several of the guidelines contained in the Council's Supplementary Planning Document, House Extensions and Alterations, if permitted

47 Briarlyn Road
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