

Address: 96 Wakefield Road Huddersfield HD80BL

About the application

Application number: 2023/90231	
What is the application for?:	Erection of canopy to existing rear balcony, erection of car port with balcony a
Address of the site or building:	98, Wakefield Road, Lepton, Huddersfield, HD8 0BL
Postcode:	HD8 0BL

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No

I would like to comment again on application 2023/90231 at 98, Wakefield Road, Huddersfield, HD8 0BL for the erection of a canopy to an existing rear balcony and erection of a car port with balcony above to north elevation and alterations following the revision of the plans to remove the proposed carport in late 2023 / early 2024.

I live at the adjacent property, and the recent revision to the plans has not alleviated my cause for concern for privacy, security and safety at my home.

I note that the carport has been removed, however, there remains a proposal to add a staircase to the garage wall and addition of a large landing at the top of the stairs, which would still be big enough to sit out on. I repeat my earlier comments - the front elevation of the existing garage is directly in line with the front wall of my own property. To build forwards of this line, and at an elevated height, well above the height of the existing boundary wall will enable anyone at the top of the stairs or on the balcony to look directly into the window of the kitchen/ dining room of my home. The stairs to the landing are external and can be accessed by anyone on the driveway, the entrance to which is open to the road. This presents a security risk in that anyone can access the landing and remain undetected from the road, with a clear view across the main doors, windows and the gardens at front of my property.

The previous changes made at the property were taken right to the boundary line and already make the house very imposing when viewed from my perspective. The rooms accessed through the new entrance are all perfectly accessible from within the main house. The addition of this access simply extends the disproportionate scale of the property (which already dwarfs those other houses surrounding it) and will leave my house overlooked to the detriment of my privacy. This is a huge property on a large plot – there is no conceivable need to build forward of the existing garage front wall that adjoins my boundary.

An application for a very similar development with a small landing (rather than a carport) has been made in the past and did not progress – at the time planning officers came to speak with me in person and I explained these same concerns with the impact on my property being directly overlooked as a result of the development.

My previous invitation for a planning officer to come and view the impact of the proposals from my property has not been taken up so far but remains open. I would welcome the opportunity to explain my concerns in person.