

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, 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
<p>I would like to comment 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.</p> <p>I live at the adjacent property, and the plans give me cause for concern for privacy, security and safety at my home.</p> <p>As a general observation, the property at number 98 is the largest one in the immediate area having previously been extensively altered and increased in size from the original footprint.</p> <p>Whilst it stands within a generous plot, due to previous development, the property is already of a size and scale that is not commensurate with that of the immediately adjacent properties.</p> <p>The properties on both sides are detached, and I believe they were already slightly smaller than the property at no 98 before it was first extended and since the initial development they have become disproportionately smaller than it.</p> <p>To allow further addition to the property will only exacerbate this and would not be in keeping with the surrounding area.</p> <p>A previous planning application similar to that made in respect of the addition of a car port and balcony has been refused previously and I raise the same concerns as my late husband and I did back then.</p> <p>The front elevation of the existing garage is directly in line with the front wall of my own property.</p> <p>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.</p> <p>The stairs to the carport balcony are external and can be accessed by anyone on the driveway, the entrance to which is open to the road.</p> <p>This presents a security risk in that anyone can access the new platform and remain on it for an extended amount of time with a clear view across the main doors and the</p>	

it for an extended amount of time with a clear view across the main doors and the gardens at front of my property

The balcony above the car port is also of sufficient size to enable people to relax / entertain and am I concerned that the proposed development will bring noise disturbance as well as adversely impacting my privacy and security.

In addition to this, the addition of the carport and balcony will bring a loss of light to my kitchen and dining room windows and as a result my electricity bills will increase.

The main extension added previously brought the property right onto my own boundary line. The render to that extension has been left in disrepair for many many years and I remain fearful that it will fall and cause injury to someone on my own property.

Also (as has happened previously) that tiles will fall from the roof of the extension onto my property - again with the potential to cause injury or worse.

I am concerned that the addition of a carport and balcony in close proximity to the boundary may also fall into a state of disrepair, and present similar risk.

The area immediately adjacent to the proposed carport and balcony includes the path to the door of my house and also my front garden which requires a lot of maintenance and so this area is in frequent use.

Finally, whilst I appreciate it may not be appropriate to speculate "what might be next" I strongly suspect that this will become a first step towards the addition of another room over the top of the carport in due course should planning laws be further relaxed.

With regard to the development of the balcony at the rear of the property, to include a canopy, it is not immediately clear from the published plans what the development entails - though I understand the proposal is for the balcony to be "enclosed."

The rear wall and balcony at 98 already extend further backwards than my own property. At the present time, use of the balcony is rare.

I would expect that enclosure of the balcony will increase its usage resulting in a clear detriment to my privacy and security due to the fact that the end of balcony overlooks the conservatory at the rear of my property.

I would like to invite a planning officer to come and view the impact of the proposals from my property.