

Hello Nicole

Re: 139 Leeds Old Road, Heckmondwike, WF16 9AQ

Complete conversion of a bungalow with the erection of single storey front, side and rear extensions, dormers to front and rear and formation of parking area to the front.

Re: Planning Application 2023/91026

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Complete conversion of a bungalow with the erection of single storey front, side and rear extensions, dormers to front and rear and formation of parking area to the front.

Appearance: Properties adjacent to 139 Leeds Old Road. There are 4 sets of semi-detached bungalows of the original design as 139, all next to each other on this side of the road. All of the surrounding buildings mentioned are bungalows, sold as such throughout the years since these dwellings were first built in the mid to late 1960s and providing a particular kind of housing for homebuyers.

Some have had additional dormers and smaller extensions built on later, most have them at the rear, apart from 2 adjoining bungalows [137 and 135] with decades old front dormer windows.

There are several bungalows on the other side of the road, facing these ones [numbering 12 dwellings = two detached and 5 semi-detached sets]. None of these have dormers facing onto the road. Most have front gardens.

Size: Looking at the proposed floorplan size, it's approximately twice that of the original build, and because it will wrap around the existing building, will look incongruous compared to the surrounding bungalows - Especially compared with the adjoining property [number 141] where there will be an almost complete mismatch.

Every exterior wall will be new style and build bar one pre-existing partial exterior wall on the ground floor [being the front lounge low wall and window which matches that at 141]

This substantial enlargement of the dwelling seems to be excessive when compared with other surrounding properties, which are all bungalows.

With the extensive plans, this dwelling will no longer be a bungalow, but a house on two storeys with a definite presence on 3 sides of its Dormer extensions.

Use: The plans include the provision of an office situated close to the entrance to the building, which may indicate a business working from home. If this is the case, there will be more footfall and more cars parked.

Front Garden: There is, as it stands now, a driveway for parking cars leading to a garage, down the side of the property. The beautiful front garden will disappear to be replaced with a surfaced parking area. Although some of the bungalows have increased their driveway, they still mostly retain the presence of a front garden.