

About the application

Application number: 2023/91109	
What is the application for?:	Erection of first floor extension and extension to garage roof
Address of the site or building:	54, Knowl Road, Mirfield, WF14 8DL
Postcode:	WF14 8DL

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

I stumbled upon this application as it has not been notified to local residents, or the 100s of users of the footpath which runs alongside this property. No planning notices have been posted near, or in the vicinity of the bungalow.

The proposed design and appearance of the property is extremely unattractive. Simply building up from the existing structure will look unsightly. Brick on top of existing 'random' stone at the front, with a blank 1st floor brick wall at the side of the next door bungalow will be an eye sore and will block easterly light to their home and garden. All the nearby properties, those sharing the drive and those along the footpath to the side of this property are extremely attractive in design, and built of solid Yorkshire stone. This property is not in keeping with any of the others, and will "stand out like a sore thumb" if this application is allowed to proceed.

There is no mention of remedial work to the existing garage, which has large cracks all down, at least, one corner. Surely this should have been included in the plan, as there is a proposed extension to the garage also. The very large nearby tree roots will extend right under the whole property.

To state there are no nearby, or overhanging trees on this or neighbouring land is NOT true. There is a huge tree in a neighbour's garden >2.5 times the height of the bungalow, overhanging it, and falling distance would reach right across the property. Also, trees in their own garden to the south side are also very close, actually touching the property, and will block the windows on this side.

The effect on trees and landscape will be extremely detrimental. The applicant has already cut down very mature trees in the garden. This is evident simply by walking along the footpath. Currently the property is single story, but to raise the height will spoil the views and make the footpath very enclosed and dark, blocking all the light, making it dangerous and intimidating to use.

The noise and disturbance to neighbours, and the footpath will be great. The drive is not wide enough for delivery vehicles to reach the property, and materials will have to be dropped at the main Knowl Road, and carried. There are bus stops either side of the road at the bottom of the drive, and double yellow lines. This will cause obstructions, dirt and noise. To deliver onto the drive would cause the owners / occupiers of properties sharing the drive to not have access to / from their own homes.

In summary, this is a cheap 'make do and mend' attempt to convert a tired and dated, un-maintained bungalow into a large 2 story property, instead of doing it correctly with decent and attractive architecture to fit in with its surroundings.

I ask that this application is suspended until Kirklees Council has given adequate notice to local residents and hundreds of footpath users, in order that they are given the opportunity to view and if necessary comment on the application.