

Address: 4 Reinwood Avenue Huddersfield hd34dp

About the application

Application number: 2023/91191	
What is the application for?:	Erection of single storey rear extension and alterations
Address of the site or building:	2, Reinwood Avenue, Quarmby, Huddersfield, HD3 4DP
Postcode:	

User comments

Type of comment: A supporting comment	
Do you wish your comments to be published on the website anonymously?	No
Aesthetic design & functional amenity: As the adjoining property owners we support the proposed development owing to its sympathetic design, which is proportionate and in keeping with the original character of this pair of unique adjoining 'Arts and Crafts' era properties. We see that it adds valuable modern domestic amenity of a kitchen-diner. We support the owner in creating additional living space for their family. Provided the materials used are in keeping with existing finishes, as indicated, we do not object on aesthetic grounds. We do not object to the proposed height or roof line or window positions. Though we suggest the use of obscured rooflight glass to mitigate the privacy loss from our upstairs rear bedroom which will partially overlook the new dining space. Boundary line shared hedge: We have verbal agreement from the owner to maintain the hedge owing to significant ambient enjoyment of it in our adjoining garden courtyard. There would be significant loss of greenspace amenity to us should it be damaged or removed during construction. They agree to protect it and we suggest close consultation during works (e.g. so it can be kept watered etc.). We suggest the following actions; allowing sufficient root room (we suggest minimum 8 inches of earth between structure and rootball centre/boundary line), use of a solid non-toxic (i.e. plastic or rubber membrane) basement tanking, as opposed to chemical waterproofing systems, which may compromise the soil and prove toxic to the hedge and other life. Downpipe gutter and shared drainage: Though each property has its own downpipes following the party wall line, we believe they share a drain and there may be shared sewer drainage under the proposed excavation site. The owner has confirmed to us he will appropriately divert any shared waste water and sewer drainage away from our property, around the new development and following the land grade out to the mains sewers (i.e. maintain/make good any existing shared facility). Excavation of a new subterranean basement, impact on party wall foundations and	

Excavation of a new subterranean basement, impact on party wall foundations and structural concerns:

Given the proximity of the development to our party wall (under 3 metres) and rear supporting walls, as per the owners' obligations under the Party Wall etc. Act 1996, we expect to receive a Party Wall Notice within the requisite period prior to work commencing.

We strongly encourage the owner to work with us ahead of issuing this notice to address our questions of the structural viability of their development (particularly re: new basement excavations and any adaptation of party wall footings that may be required). Prior to issuing a notice, we expect the owner to commission and share a structural surveyors' report, and share with us evidence of technical load calculations, scale drawings of the exact wall position near the boundary/footing and any resulting directives for the work. This may include further surveys e.g. water table or further details of dust and vibration minimisation measures. We expect close consultation and full visibility of any structural and foundation reports and consultations before a Party Wall Notice can be agreed to, or a Party Wall Agreement can be reached, and work can commence.

Should we not be satisfied with these presentations ahead of and contained within the Party Wall Notice, we will seek further independent structural surveyor input, which, per the act, the owner shall pay for. Per our legal rights we will then seek to establish a party wall agreement with the owner to satisfy both parties' concerns. We expect the owner to work with us in following this process in good faith and in full to both parties satisfaction prior to any work commencing, as is required by law.

Should the proposed plans be deemed structurally viable and supporting surveys are clear, we expect the proper construction sequence and method suggested by the surveyor to be followed by an appropriately experienced contractor. The owner and developer are expected to secure appropriate insurances and share evidence of such with us. We also expect the owner to share the outcome of any Kirklees Building Regulations Officer visits before and during works.

We understand the following matters are not the focus of the current planning decision but expect to be sighted and involved in the Buildings Regulations Process, particularly the officers assessment of excavation viability, foundations soundness, (esp. in relation to matters of the shared footings), load redistributions, clay ground substrate, tree roots, land grading and water table.

Of note: There is a historically diverted spring/stream that once ran close to the back of both houses in William Wood (a past owner said the gardens of no. 8 and 6 adjacent used to flood pre 1960's, which is uphill from both houses). Given this and the sloping grade and position of the proposed development we suggest a water table survey would be prudent, so as to mitigate the risk of creating any unintended water capture, heave or subsidence from poor drainage design around the 'tanked' basement.

Closing notes:

Our motivations are not to obstruct this development, but are to ensure safe, viable and long lasting quality development that harms neither party, now nor in the future, and diverts any liabilities on to qualified and insured experts in the field. We support

the owner in their efforts to modernise and develop the dwelling and its landscaping, after a period of under-maintenance by previous owners. Continuing from existing conversations with the owner, we will continue to work in good faith with them during their proposed development, should it proceed through planning, and wish them a successful build.