

About the application

Application number: 2023/91207	
What is the application for?:	Erection of extensions and alterations
Address of the site or building:	73, Bunkers Lane, Staincliffe, Batley, WF17 7QT
Postcode:	WF17 7QT

User comments

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

Dear Kirklees Planning Team,

I would like to object to the proposed planning application for the reasons outlined below:

- 1) The proposed plans show a significant extension to the existing property including raising the existing roof on the North and West sides according to the submitted plans. Parts of the existing elevations on this side are one storey. Raising this to 3 storeys, as well as increasing the width of the property would cause significant overbearing on surrounding properties such as 73A Bunkers Lane and 71 Bunkers Lane.
- 2) The existing building is of brick build with artificial slate roofing. This is in contrast to all surrounding properties which are stone built. The existing property is already not in keeping with its surroundings and the proposed extension would exacerbate this further. The proposed plans would lead to a notable loss in character of the area in this regard due to the significant size and height of the proposed structure which can also be clearly seen from Deighton Lane and Bunkers Lane.
- 3) The "Proposed elevation to drive" shows the addition of two dormers and a 2 storey addition to the existing building. The dormers are positioned directly looking into the kitchen, living area and gardens of 73A Bunkers Lane and Deighton Holme leading to detrimental loss of privacy for both properties.
- 4) The footprint of the building has been remarkably increased in addition to the height. This would lead to reduction in sunlight and daylight into the gardens and kitchens of 73A Bunkers Lane and Deighton Holme, especially due to the overbearing nature of the proposed plans.
- 5) The proposed plans show no regard for the natural environment or the current landscape. The existing plot already has very large outbuilding which are potentially used for residential purposes and occupy a similar footprint to the original property. Extension of the existing property would lead to drastic overdevelopment on this particular plot with very little green space in comparison.

In summary, I believe the above should be carefully considered when taking the proposed plans into account and therefore I do not think that planning permission should be granted in this case.

Kind Regards,