Notice of proposed planning application at No. 18 New Avenue, HD50JD Ref: 2023/91693

My home is attached to number 18, and I have carefully reviewed the proposed development and Kirklees guidance. I am writing to strongly contest the proposed planning application for the following reasons:

Incorrect Address on Plans:

The address stated on the plans is incorrect, raising concerns about the accuracy and attention to detail in the application.

Contradictory Statements about Trees and Hedges:

Although the proposal claims that no trees or hedges will be removed, the current plans indicate otherwise, showing the extension coming right up to the boundary of my home.

Impact on Light and Privacy:

The proposed building will significantly diminish the amount of light entering my conservatory and home, affecting the liveability and enjoyment of these spaces.

Damage to Front Boundary Wall:

The removal of the front boundary wall by the property owners to allow parking access has destabilized my front boundary wall and left it in a poor condition with exposed and ragged brick edges. No efforts have been made to rectify this issue.

Inadequate Width for Side Extension:

According to legislation that mandates leaving a 1-meter gap from the boundary for side extensions, the proposed garage would not be wide enough to accommodate any size of vehicle.

Concerns about Current Parking Arrangements:

The proposed planning states that there will be no change to the current parking arrangements. However, there are currently five vehicles at the property, one of which is parked at the side elevation of the property. Moving the side entrance to the front would be obstructed by a vehicle.

Questionable Purpose of Further Planning:

Planning permission was granted around 10 years ago to convert the property from a one-bedroom bungalow into a four-bedroom home. Given that the proposed plans do not include additional

bedrooms and a garage already exists, I question the purpose and necessity of further planning at this stage.

Unauthorized Works and Compliance:

I am concerned about the works that have already been undertaken in the property, including the relocation of the staircase and removal of interior walls. It is unknown whether planning permission or building regulations have been obtained for these modifications.

Unauthorized Outdoor Garden Room and Fire Hazards:

A large outdoor garden room was erected without planning permission, and although retrospective planning permission has been granted, it does not conform to the submitted and approved plans. Additionally, an 'L'-shaped canopy has been added, housing a restaurant-sized pizza oven, large barbecue and kitchen area, and a dining space. The presence of fire hazards is a significant concern.

Overdevelopment and Reduction of Garden Area:

Permitting the proposed development would leave the property with less than 50% of its original garden area, which was over 50 feet in length and approximately 20 feet wide. This represents an excessive level of overdevelopment.

Inconsistency with Avenue's Architectural Style:

Granting permission for the development would result in the house no longer aligning with the architectural style of the other bungalows on the avenue. The proposed changes would transform the property from a semi-detached home to a configuration resembling a terraced house, overlooking the neighboring property at number 20 and the mature beech hedging, which the proposal states will not be removed.

As a further note I would request that someone comes out to look at exactly what has been going on at number 18 and the renovations to present, seeing is believing. I am not in the habit of objecting to anyone improving their home, however, my concerns are mounting around the safety of my home and theirs to be frank. I have visions of someone losing their life.