About the application

Application number: 2023/91893	
What is the application for?:	Removal of existing garage and link structure and erection of two storey side ex
Address of the site or building:	78, Marsden Lane, Marsden, Huddersfield, HD7 6AF
Postcode:	HD7 6AF

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
As stated in the objection to the initial planning application, we fully understand and support the applicant's need to improve his property. We believe the amended plans go some way to achieve this, however, there are still some issues we are concerned about. The amended plan of the proposed extension shows the retaining wall going all the way to the boundary between the applicant's property and the adjoining property (76 Marsden Lane). As stated in our objections to the original plan, according to the Party Wall Act, the minimum distance between the footings for the retaining wall and the adjoining property should be no less than three metres. We believe that the amended plans show the retaining wall touching the trees that form the boundary and, therefore, cannot see how construction cannot fail to damage the trees and even has the potential to disrupt the integrity of the outside wall of the adjoining property. There is also the issue of the cement in the footings affecting the trees and the retaining wall being affected by the trees taking moisture from the ground and disrupting the integrity of the (newly built) retaining wall. We would be grateful if the Planning Department could advise on a suitable distance between the trees that form the boundary and the proposed retaining wall. The amended plans also show a gap in the red line that designates the boundary of the property and we are unsure why this gap is there. It is still not clear from the amended plans whether or not the first floor windows facing south west will have frosted glass and, therefore, comply with any issues surrounding privacy	