

From:
To: [DCAdmin](#)
Subject: Application 2023/91939
Date: 12 August 2023 17:32:09

Dear Sirs

I am writing in response to your letter dated 14th July 2023 with regards to a proposed erection of two storey side and single storey rear extensions at 11 Burniston Drive, Oakes, Huddersfield, HD3 3 PR.

The link provided in the letter states that the public consultation ended Aug 8th 2023, although your letter gives a date of August 18th 2023. I am therefore emailing my comments as instructed. I also note there was no notice on the lamppost which is customary for planning applications. If you could reply as to why this was not actioned?

I have carefully looked at the application and although support the single storey rear extension, I would like to highlight the below questions regarding the two storey side extension and welcome your feedback

- Impact to adjoining property drive with surface water without a retaining wall or garden area, currently the drive at No11 is higher and previously there was a low stone wall (2 layers) that ensured no water ran into the adjacent drive and the garden also soaked the rainwater. Will the low wall be retained to ensure protection for the adjacent drive and what are the plans for the surface water run?
- Impact to adjoining property natural sunlight due to the two storey side extension. Currently we enjoy natural sunlight into the bathroom, hall and kitchen in the afternoon and this helps with reducing utility bills and optimises heat and light gain, what impact will the two storey side extension have as the plans will reduce or block this natural sunlight. I have reviewed this with the movement of the sun to understand the impact.
- Side elevation and side boundary space, is this adequate to ensure no impact of down pipes/rainwater gutters leakages onto neighbouring property. Space is only 325mm. Where will the main downpipes be situated given boundary space is below threshold.
- Any change or impact to current rear hedges or fencing for the side elevation and rear extension which borders No9?

We have a good relationship with our neighbour, therefore the questions raised are to ensure long term there is no impact or potential impact and also no detrimental value to any future sale

of our property.

I look forward to your response at your earliest convenience.

Kind regards