

I wish to object to this application to extend and alter No. 191 Drub Lane.

The site is designated as Green Belt within the adopted Kirklees Local Plan and for the principle of the development to be acceptable the original building should remain the dominant element both in terms of size and overall appearance as per Policy LP57. The proposal results in a significant impact on openness, with a substantial increase in the building scale, footprint, dominance and massing, with the design and unsympathetic materials proposed having no regard to the existing street scene or relevant design policies. The proposal appears disproportionate to the existing dwelling and causes significant harm and therefore must be considered inappropriate development as set out in para 149 of the NPPF and the application should be refused.

Kirklees Council's Supplementary Planning Document for House Extensions and Alterations states:

Key Design Principle 1 – *Extensions and alterations to residential properties should be in keeping with the appearance, scale, design and local character of the area and street scene.*

From the plans submitted it is clear that the proposed extensions are not in keeping with the above. The pre-planning advice from Kirklees Council stated that the introduction of glazing should be limited, so as to not result in a negative impact on the surrounding street scene. However, this advice appears to have been totally ignored, with the proposed front elevation having 10 floor-to-ceiling windows and a fully glazed entrance hall and roof light, with a similarly excessive amount of glazing proposed to the rear of the property.

The property at 191 is already highly prominent in the street scene, with the applicant acknowledging in the Design and Access Statement that "the change in levels makes the property elevated from Drub Lane" and it would be even more visual in the landscape with the proposal to raise the roof by 1 metre and the introduction of zinc roofing, which is not in keeping with any other properties in the immediate vicinity. This would erode the character of the area and the Green Belt setting.

The site information, local context and photographs with the submission appear deliberately not to show either of the immediately adjacent properties which would be most impacted by the proposals. The "twin" property No. 189 forms a harmonious and balanced pair, whilst the magnitude of the proposed extensions would result in a dwelling appearing disproportionate in scale, overly prominent and visually intrusive, particularly when viewed against the relatively modest single storey building at No. 193.

According to the applicant, the total area of the proposed extension equates to an increased footprint of 59% - however this becomes even more in terms of volume bulk and massing when the raised roof height is taken into account. The resultant building would be deeper and taller than the current dwelling thus harming the openness of the Green Belt in both visual and spatial terms.

Key Design Principle 2 - *Extensions should not dominate or be larger than the original house and should be in keeping with the existing building in terms of scale and detail.*

The proposed 59% increase in the floorspace is clearly not in keeping with the existing building in terms of scale.

Raising the roof height by 1 metre would create an even greater increase in bulk and mass when the overall increase in volume is taken into account. Indeed, the applicant has included the existing loft floorspace in their calculations, despite this being an uninhabitable area at present, with no fixed stair.

The proposal would, by building on top of the existing flat-roofed garage, narrow the visual gap between properties and extend the footprint by approximately 4 metres at the rear. The cumulative impact is clearly disproportionate in scale to the original elements of the house. Even the applicant concludes that the proposed extension is “fairly significant”. Again, the pre-planning advice appears to have been ignored as it was stated “in terms of the impact to the visual amenity, the scale, height, and massing increase of the proposed dwelling is likely to be deemed as inappropriate development, being greater than what would generally be considered appropriate”.

The Design and Access Statement states that the proposal will “remain true to the original design of the building”, but this is clearly not the case. The proposed changes would significantly alter the appearance of the property and the façade would bear no resemblance to the original dwelling. The property would appear incongruous with an unduly modern façade with the introduction of numerous large windows.

In fact, it is difficult to see how this can be considered an ‘extension’ of the existing property, rather than an outright replacement, when only a couple of the walls are due to be retained, as highlighted in the submitted demolition plan. This could appear to be an attempt to bypass more stringent regulation on the replacement of buildings within the Green Belt.

Key Design Principle 3 – *Extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants and neighbours.*

The proposed extensions impact significantly on the privacy of neighbouring properties, particularly at the rear of the property where the excessive amount of glazing, substantial roof terrace balcony and elevated position do not respect site levels, leading to unacceptable overlooking of neighbouring homes, gardens and amenity space.

Key Design Principle 4 – *Extensions and alterations should consider the design and layout of habitable and non-habitable rooms to reduce the conflict between neighbouring properties relating to privacy, light and outlook.*

The proposed extensions have given little consideration to the neighbouring property at 193, where there is a dining room window on the side elevation (a habitable room). The gap is just over 3 metres which is much less than recommended in the planning policy.

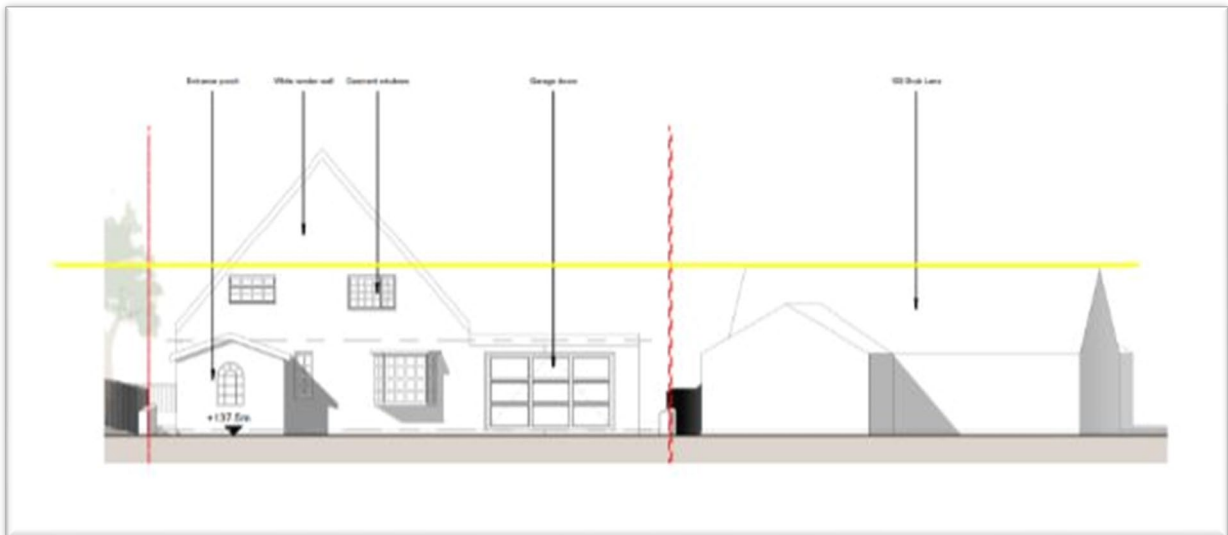
Key Design Principle 5 – *Extensions and alterations should not adversely affect the amount of natural light presently enjoyed by a neighbouring property.*

Due to the height and proximity of the proposed first-floor extension over the garage, the dining room window to the side of 193 will be completely overshadowed, severely restricting both natural light and outlook to this habitable room.

Key Design Principle 6 – *Extensions and alterations should not unduly reduce the outlook from a neighbouring property.*

The proposed height, massing and close proximity to the boundary would result in an overbearing and dominant feature, impacting on the outlook from neighbouring properties, particularly 193.

The proposal already seems to dominate 193, but the accuracy of the “scale drawings” submitted give cause for additional concern. The “scale drawing” showing the existing SW elevation is wildly inaccurate. It appears to show the roofline at 193 is above the top of the upper floor windows of 191, when the roof line of the bungalow is significantly lower being more aligned with the bottom of these windows.



The proposal would be even more overbearing and dominant when the correct scaling and relationship to existing buildings is utilised.

In addition, it would seem that the issues and objections raised as part of the previous application 2022/62/93481/E have not been addressed in this application – the coal mining risks, contaminated land and potential ground stability – despite a significant increase in the development footprint.

For the above reasons this application should be refused.