

**My reference FS-Case_545314089 Objection to Planning Application 2023/92230
Collingwood 5a Greenway, Honley**

Greenway and Greenlea Court, Honley are both situated within the Honley Conservation Area. 5a Greenway was originally Plot 5 in the development that became known as Greenlea Court.

I am sorry that the owner or a representative has made no attempt to inform us personally about his proposals, leaving us no alternative but to object publicly which is unpleasant for all of us. As future neighbours such a large change to the bungalow will potentially lead to resentment due to the huge disruption that it will create for all of us. I question the need to create such a large house on such a tiny plot when there are many attractive four-bedroom houses available in the area already (including on Greenway at the moment). Surely, smaller more affordable homes in Honley should remain as such, as so many large houses are currently being built in the area?

The wording of the 2023 application for the extension and alterations to 5a Greenway is misleading. Several neighbours who have received a letter from Kirklees or have seen the application attached to the nearby lamppost have assumed on reading “*Erection of **single storey rear extension** and raise height of roof and walls...etc.*” have not realised that this is actually an application to extend the bungalow into a full two-storey house.

Both the Holme Valley Local Development Plan and the Kirklees Local Plan state *that any development to a property within the conservation area must improve the look of the area*, I do not feel that the proposed extension to 5a Greenway will improve the look of the area, in fact I believe that it will have some negative impact on the area and I wish to object on several accounts:

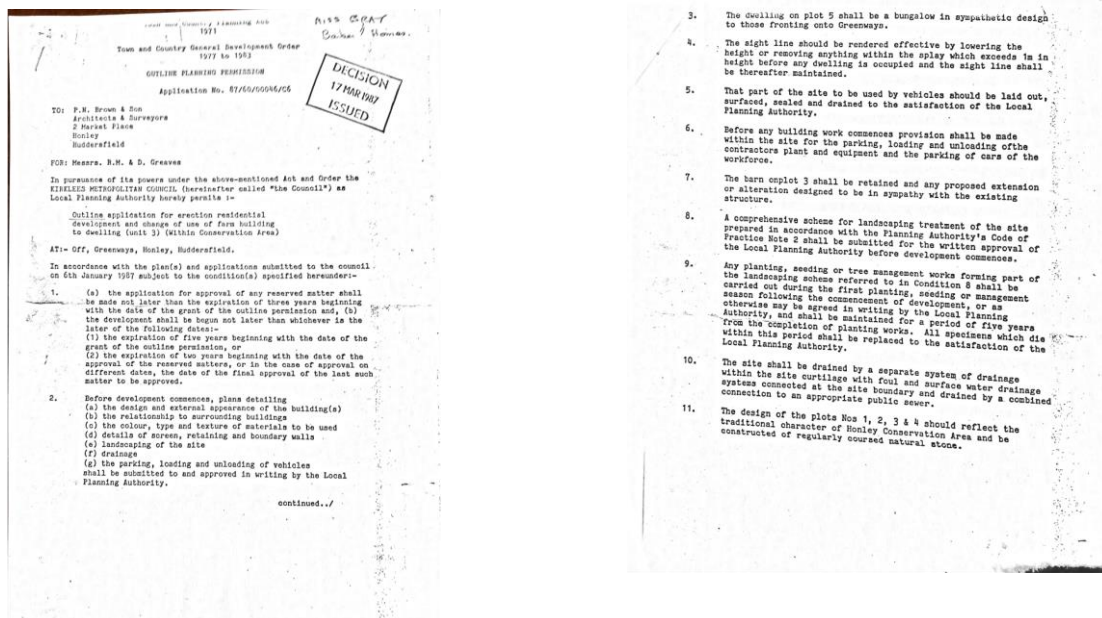
1 Retaining the established character of the area:

*Kirklees House Extensions and Alterations SPD states ‘When assessing the impact that an extension or alteration may have on outlook, regard will be given to the established character of an area and the existing feeling of openness. **It is important that neighbours do not feel unduly ‘hemmed-in’ by the proposals**’. The extension should also be in character with the host property and minimise impact on residential amenity of future and neighbouring occupiers’
..... ‘The principal criteria for determining space requirements should be good design, respect for site levels, and the achievement of privacy through well planned layouts whilst retaining adequate amenity space for existing and future residents’*

Holme Valley Local Development Plan Policy 2 states that new buildings/alterations should ‘respect the scale, mass, height and form of existing buildings in the locality and their setting. ...development should sit in with and neither dominate or have a detrimental impact on its surroundings and neighbouring properties’

The Greenlea Court development (of which 5a Greenway was Plot 5) was built with the intention of giving the impression of openness and privacy so that no property is significantly overlooked. I am one of the original residents of Greenlea Court - my husband and myself bought the house from the plan shown to us by the builder.

- The dwelling 5a Greenway is positioned at the front of the cul-de-sac, and anything taller would make it look perched.
- Original outline planning permission para.3 from Kirklees (see below) stipulated that Plot 5 was to be built as a bungalow so that it fitted in to the street scene and heights as there are bungalows to its right (no 5) and across the road (no 6 and 8) before the road drops away steeply into a circular road of houses and bungalows. Currently the roof is roughly the height of the house built round the corner (no 7) where the road drops steeply away.



- The proposed tall building with its raised roof and two-storey walls would be an oppressive addition to the street scene. I do not feel that it is obvious from the plans just how tall and narrow the current bungalow is, and query the accuracy of the drawing as it shows the jutting out section as less steep than it actually is. The current proposal to create a two-storey house with a roof raised even higher (I can't see any measurements showing how much higher) and large wide two-storey size walls and raised wider roof, changes a diminutive dormer bungalow into an overpowering building which will dominate the entrance to the court, and will significantly and negatively impact the appearance and feel of spaciousness on Greenlea Court.
- I do not think that this huge alteration is in character with its host property and its sheer size and raised height will have an impact on the rest of the houses immediately around it.
- I believe that it will have a detrimental impact on the neighbouring properties, partly due to its bulk, and partly due to the lack of privacy it will afford certain properties.



This photograph shows the existing height of the bungalow to neighbouring properties, and plans do not indicate how much taller it will be, only indicating that the roof will be raised

2 Negative impact due to the size and height of the extension:

Kirklees House Extensions and Alterations SPD Key design principle 2: Impact on the original house Extensions should not dominate or be larger than the original house and should be in keeping with the existing building in terms of scale, materials and detail.

Kirklees House Extensions and Alterations SPD Proposals for extensions seek to ensure that development is “subservient to the original building...and minimise impact on residential amenity of future and neighbouring occupiers..” Normally an extension should be smaller in scale than the original property and set back from the existing building line Two-storey extensions should be set down from the ridge line and generally smaller in footprint. Example of a good extension which is well proportioned and set back from the building line and ridge line of the existing house.

Holme Valley Local Development Plan states that new buildings/alterations should ‘respect the scale, mass, height and form of existing buildings in the locality and their setting. ...development should sit in with and neither dominate or have a detrimental impact on its surroundings and neighbouring properties’

- **The extension is not subservient to the original building**, the proposed extension is to expand the whole of the original building in both width and height by raising the roof level (rather than keeping any extension lower than the original ridge line as set out in Kirklees guidelines) and creating a two-storey house. It is by no means in character with the host property in fact seeks to change it totally. The two-storey house will dominate the upper end of the cul de sac especially when viewed from 4 Greenlea Court (photo attached) which is down the slope from 5a Greenway



View of bungalow from outside 4 Greenlea Court

- A two-storey house where there is currently a bungalow will not complement the scale of the houses around it, especially as the road drops away down the hill into the rest of Greenway. I question the statement from the architect that the appearance of the house will blend in well with the existing houses in the surrounding area being very similar. I feel that this property if developed will have a detrimental impact on its surroundings and on neighbouring properties partly due to its bulk, and partly due to the lack of privacy it will afford certain properties.

3 Dominance / Overshadowing

*Kirklees House Extensions and Alterations SPD : 'Preventing overbearing impact: Extensions and alterations should not unduly reduce the outlook from a neighbouring property'
.... 'Dominance and outlook relate to how an extension will change the character of the neighbouring house and garden and affect the outlook from a neighbour's window. Proposals which would result in a poor or reduced outlook from neighbouring properties are unlikely to be acceptable.'*

Holme Valley Local Development Plan: Designs should respect the scale, mass, height and form of existing buildings in the locality and the site setting. Development should fit in with and neither dominate nor have a detrimental impact on its surroundings and neighbouring properties.

- The new house would appear as a dominant structure at front, sides and rear of property – this is out of character with the host property
- The raised roof and large two-storey walls, will dominate no 6 Greenway across the road already sits lower than the current property and no 5 Greenway (a low-roofed bungalow) and its garden. House no 7 Greenway and the gardens of no 7 and 9 Greenway will be more overlooked as the roof height proportions will change and more windows are in the sides of the house instead of as roof lights. Houses no 1 and 4 Greenlea Court will be dominated by its new height as they look out of their lounge and bedroom windows. Please see attached photograph taken from lounge of no 4 showing height of roof currently as it appears from the lounge – it is proposed to make this even higher.
- The outlook will be reduced from the lounge and bedroom windows of no 1 and 4 Greenlea Court and also from the gardens front and back in 5 Greenway.
Photographs below show how the building already overshadows and dominates the drive at the front of 7 Greenway, as no 7 is stepped down a level from it. A taller wider side wall will dominate to an enormous extent and take much of their light :



The photograph below show how 5a towers above the path and garden of 7 Greenway and appears very tall, the proposal is to make the building even taller and extend the wall forward from the current roof (the part of the building on the left is just a single storey downstairs extension to 7 Greenway). This photo also indicates just how tall and narrow 5a is already.



4 Privacy

*Kirklees House Extensions and Alterations SPD states that 'extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants **and neighbours**'.*

'Proposals for extensions and alterations need to consider the impact on the amenity of residents in neighbouring properties and should not cause undue harm'

*'A reasonable amount of space should be provided around new extensions in the interests of the amenity of future residents and to **prevent overlooking and undue loss of privacy** to any existing residents'*

*In appraising a site 'assess the relationship of the existing house with neighbouring properties and how the proposed extension or alteration may affect adjoining residents, including: **overlooking – the position of windows of neighbouring properties which could be overlooked by an extension**' and 'no less than 21 metres is recommended between facing windows of habitable rooms'*

When we bought the house the builder told us his intention was to build as open and spacious development as possible with no house overlooking another house. He also considered other properties both on Greenway and on the new development and we were not allowed to have any window in the side of the property apart from high little windows on the Greenlea Court side and a frosted window upstairs on the Greenway side.

- The plan is now for a two storey extension creating a full-size house, but by raising roof and putting in two bedroom windows, the rear upstairs window will overlook property 4, looking down into the lounge and directly across into our landing and front bedroom

window. The side windows in the proposed two-storey building will look down into the garden of no 5 Greenway, and the front windows will look across at no 6 Greenway in a more accessible way than dormer windows would have done.

- I strongly feel that this will be a breach of our privacy and that **this extension to the house goes against the spirit of the original development, which was designed to ensure that none of the properties overlooked each other and the development felt spacious.** The original plans stipulated that a high fence or hedge was to be built round the property for privacy of both Plot 5, and so that it did not overlook other houses on the court. **If this was stipulated for a single-storey dwelling, why should it be permissible for upstairs windows to overlook the other properties?** If privacy was considered necessary for the downstairs of 5a surely it should be considered for the existing upstairs and downstairs of no 4.



View from lounge window showing how wall replacing current roof area with two windows inserted will directly look onto lounge, landing and bedroom window

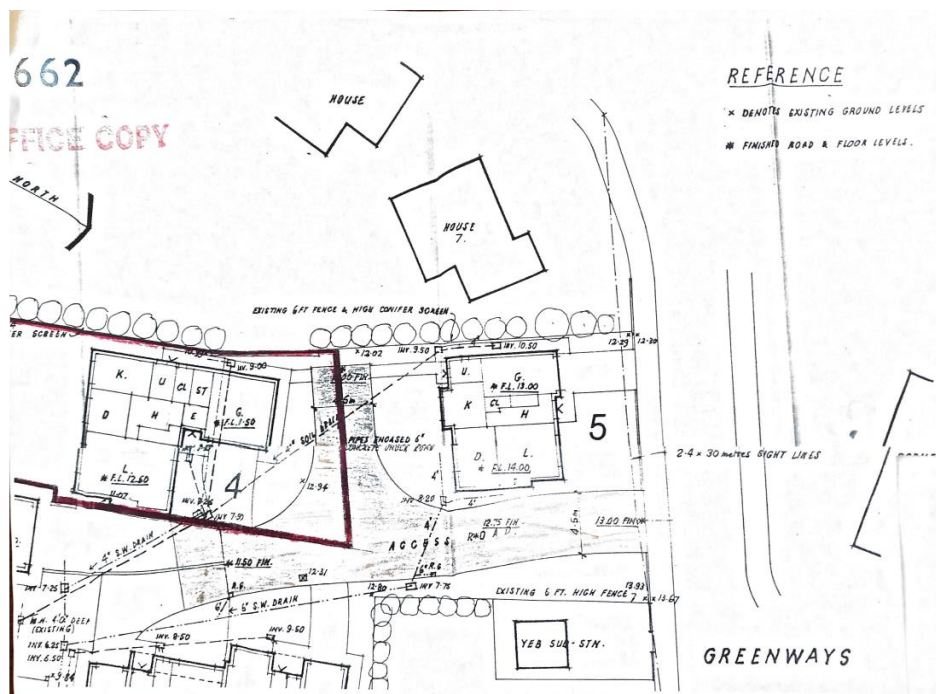
- **The upstairs window above the lounge will look directly across into the front bedroom window and into the landing window of 4 Greenlea Court. It is an open gallery landing so that all the bedroom doors can be seen and passage to the bathroom clearly viewed.**
- Please note that the current window does not look into the landing window. Nor does it look down into the garden of 7 Greenway, and the clerestory window in the roof cannot look into the garden of no 7. If a two-storey house is built the windows will look directly down into the garden of 7 Greenway.
- I also understand that any upper floor window on a side elevation which overlook another property must be obscure-glazed and non-opening unless situated 1.7 metres above the floor in a house within a conservation area, this is not indicated on the plans. I think it is probable that the new window in the side extension of 5a will overlook the kitchen extension and back garden of 5 Greenway.
- I understand that an overlooking window should not be built into any extension within 21 metres of another house anyway but as no measurement or ground plans are shown this is impossible for me to work out accurately.

5 Car parking

Holme Valley Local Development Plan guidelines require three off-road parking spaces for houses with four or more bedrooms

- According to a previous reports (no 2022/92994) Kirklees Highways deemed the integral garage too small to accommodate a parked vehicle, and the drive is only large enough to accommodate one large family car or two small cars.
- Parking of more than one vehicle on the road outside 5a Greenway will obscure vision for other vehicles as they drive down the steep slope into the rest of Greenway. The access road into Greenlea Court and the access road between the back of 5a and no 4 Greenlea Court provides a right of way/turning area for residents and visitors, but it is not a parking area. The access roads are joint owned by the 5 properties, and plans for the various properties show how ownership is divided up. I have been unable to view a ground plan showing any measurements or to show where the proposed extra car parking space will be. The only plan available to view does not indicate any extension to the drive area at the front. **This is concerning as last time that plans were submitted it was claimed that all the access road at the back of 5a belonged to that property, and that it was suitable for parking cars. This was incorrect, as it is jointly owned by 4 Greenlea Court and 5a Greenway but it is not for use as a car parking space. For clarification I attach the plan from 4 Greenlea Court deeds showing where our boundaries lie.** Please note that currently the tenant in 5A is having to use it to park his car as cement is falling from the garage roof on to the front drive but he asked permission from the neighbours and acknowledges that this is not officially a car park space.

Plan from deeds showing boundary belonging to 4 Greenlea Court



6 Proportion of house to garden

Kirklees House Extensions and Alterations SPD states 'extensions and alterations should ensure an appropriately sized and useable area of private outdoor space as retained' ... 'proposals which

would result in outdoor space which are too small or significantly out of character with the local area are unlikely to be acceptable'

Kirklees Local Plan design principle 7: 'Outdoor space - Extensions and alterations should ensure an appropriately sized and useable area of private outdoor space is retained. Normally at least half of the original garden should be retained'.

- With regard to the proportion of house to garden: I question the statement that 'the scale of the revised proposal is very similar to others houses that exist in the area' – the other houses have decent size gardens to match and are not perched on a tiny plot of land. The garden of no 5a Greenway is totally out of proportion to what would be usual for a good-sized 4 bedroom house, and the house if made any taller it will appear more like a town house with very little land around it.
- If some of the front garden is altered to provide parking space for extra cars, and a large proportion of the garden at the rear of the property is built on for the extension of the sun room, I question whether half of the garden will be retained, but in view of the lack of a ground plan this is difficult to ascertain.

I realise that this next point isn't a planning issue, but it needs to be noted, that the disruption such extensive alterations will cause to Greenway and to Greenlea Court with the amount of building materials, equipment, skip, and work vehicles will be enormous, as there is very little extra space. The access roads to Greenlea Court are all shared ownership with a right of way for neighbours and visitors for access and for turning, not parking - and the paved and gravelled area down one side belongs to no 1 Greenlea Court and would not be available for storage or for vehicle parking. Works vehicles or a skip parked on the road outside 5a Greenway could restrict the view for people travelling up and down the steep slope into the rest of Greenway.

It should be noted that none of the access roads are adopted by the Local Authority and therefore maintenance costs are borne by all residents. Prior to any building work taking place an official agreement would need to be reached on any damage to any of the road surface being made good.