

Address: 139 Leeds Old Road Heckmondwike Wf169AQ

About the application

Application number: 2023/92235	
What is the application for?:	Erection of single storey front, side and rear extensions, dormers to front and
Address of the site or building:	139, Leeds Old Road, Heckmondwike, WF16 9AQ
Postcode:	WF16 9AQ

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No

I am objecting to the plans submitted for 2023/92235 application date 25th July 2023.

The basis of my objection is for a number of reasons.

Some of which I am happy to list.

The first plans submitted in January 2023 number 2023/90305 was refused due to the size of the extension of 6 metres to the full rear of the property.

for details relative to the proposed extension as described below for the above property and as submitted on 30-Jan-2023.

The proposal is for erection of single storey rear extension. The extension projects 6m beyond the rear wall of the original dwellinghouse. The maximum height of the extension is 3.88m, the height of the eaves of the extension is 2.55m

The Authority has considered your application and it has been determined that the proposal is not acceptable and prior approval is hereby Refused for the following reason(s);

The proposed rear extension would not benefit from a general planning permission under Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015(as amended) as the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse and would have a width greater than half the width of the original dwellinghouse contrary to Paragraph (j).

There were then new plans submitted for number 2023/91026 for front/ side and smaller rear extension this was passed but it has a lot of structural concerns to the work that has been carried out at this stage from the footings/ pipe ground work/ building structure and mainly the steel work installation that has caused a hole in the dividing wall on my side.

I should not be able to see the steel joists that has been installed and I believe that they have only been installed by 4 inches into the wall.

The dividing wall between the adjoining property is a single skin wall in the top half of the property and either the damaged wall that is clearly visible how does this affect the structure and fire regulations going forward.

I have reported this to the planning department.

Further plans were then submitted for number 2023/91652 for a further 3 metres at rear on top of plans 2023/91026 this was passed but was not to the size of the new plans just been announced.

My overhaul concerns are to the damage done and the structural damage caused going forward as this has not been resolved.