

Address: 15 Moorside Court Cleckheaton BD19 6AY

About the application

Application number: 2023/92383	
What is the application for?:	Erection of two storey and single storey rear extension with terrace above and a
Address of the site or building:	11, Moorside Court, Moorside, Cleckheaton, BD19 6AY
Postcode:	BD19 6AY

User comments

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

For the attention of Edward Cheseldine and the Kirklees Council Planning Department.

We write to object to the proposed two-storey extension at 11 Moorside Court, Cleckheaton, BD19 6AY – planning application number 2023/62/92383/E.

As a direct neighbour of 11 Moorside Court, the proposed two-storey extension will have a significant impact on the privacy of our property and lives.

Not included in the plans are any drawings of the topography of the site, which places the properties at differing heights. Number 11 Moorside Court is elevated above our property, and privacy – of ourselves and of our neighbours – is currently maintained through a sympathetic site layout that takes the differing elevations into account. At present, 11 Moorside Court has just two frosted glass bathroom windows that face a side of our property that itself has no windows or doors; this is by design and protects our property from being overlooked.

Under the proposed extension plans, a combination of the height of the extension, paired with the existing elevated aspect, would mean that the external glazed door leading onto the roof terrace would directly overlook our property and leave ourselves without privacy.

Our property has a north-west facing garden, and due to the aforementioned site elevation, outside of summer months it does not receive much of the lower laying sunlight. We have planted the garden with great consideration to pollinators, with shrubs including salvia, rudbeckia, lavender and aster – with intentions of elongating the appeal to pollinators for as many months as possible – as well as promoting growth of a clover lawn. The second storey of the extension would block out the little sunlight that we do get in autumn, winter and spring, and would impede our efforts to promote biodiversity.

Additionally, the plans propose utilising a mixture of light and dark timber cladding, which is not in keeping with the style of the site and would look out of character against the stone properties here.

Of note is that at the time of writing, all of the properties directly adjoining to, or that would become overlooked by, 11 Moorside Court have now made an objection, which we feel is a strong reflection of the impact that the extension would have on this neighbourhood and its residents.

We would like it noted that should the plans be revised to include only a single storey extension, built with materials that match the character of the neighbourhood, we would be unlikely to need to object to the application.

We hope that members of the Kirklees Planning Department will make a visit to the property to understand the topography of the site and include this as part of the decision-making process. We await a date for the hearing of this application.