

From:
Sent: 21 September 2023 09:24
To: DCAdmin
Subject: Planning objection 17 Grosvenor Road, Batley, WF17 0LN - 2023/92400

Planning ref 2023/92400 - 17 Grosvenor Road, Batley, WF170LN

Dear Sirs

I would like to register my objections to the proposed rear and side extension to 17 Grosvenor Road, Batley which lies within the Upper Batley conservation area due to the following reasons.

- 1- The property is within the Upper Batley conservation area which strives to retain the original character of the area. This proposed extension being a wraparound will not meet this requirement. Extensions have been added to properties within the area but they have been to the rear elevation only so as to not block the vista between the properties.
- 2- The proposed rear extension projects 3.3m from the rear elevation which exceeds the maximum permitted 3.0m also the ridge height is 4.5m, as both dimensions exceed the guidelines of the House Extensions and Alterations SPD being 3.0 and 4.0m respectively. It would not be accepted under a large extension application also due to the increased eaves height of 3.6m and ridge height of 4.5m, it is also a wraparound extension again not meeting guidelines.
- 3- The proposed rear extension is shown as being built up to the boundary line to no19 taking no account of the existing dividing fence. The properties also have a basement level to the rear which will result in a deep foundation being required which will cause potential collapse of the rear yard to No19 and the retaining wall to the boundary of No15. The new foundation to the boundary of No19 will also project over the boundary line with the toe projection from the wall. Once again, the House Extensions and Alterations SPD states that a minimum of 1.0m should be maintained from the boundary.
- 4- The proposed extension being built close to the boundary of No19 will also cause a rainwater discharge problem as no external gutter will be fitted as it would project over the boundary line. A convoluted gutter as shown in Detail 1 is proposed but this would not prevent water runoff being discharged directly over the boundary line on to the ground.
- 5- The final objection is the overshadowing caused to the rear elevation lounge window of No19. With the larger projection from the rear wall of 3.3m and the raised eaves height of 3.6m being so close to the boundary extensively fouls the 45 deg splayed line. This together with the orientation of the properties will cause a substantial loss of light whilst also creating an overbearing feeling to the garden area and lounge room. The 3.6m eaves to the boundary of No15 will also cause an extreme overbearing feeling as the external ground level is stepped down, with No17 being some 750mm higher thus exaggerating the height of the extension to some 4.4m high within 800mm of the boundary line which will affect the 2no windows to side elevation of No15 which at present are shaded by the existing dwelling.

I hope these factors will be considered whilst making your decision.

Yours faithfully

15 Grosvenor Road
Batley
WF17 0LN