

DCAdmin

From:
Sent: 05 October 2023 22:17
To: DCAdmin
Subject: 18 New Avenue. 2023/92467

Importance: High

Please find attached comments regarding proposed planning relating to the above reference number.

Regards

22 September 2023

Notice of proposed planning application at No. 18 New Avenue, HD50JD. **Ref: 2023/92467**

I am submitting the same letter to previous planning application 2023/91693 due to its rejection and reasons not being addressed in the previous decision made on 11th August 2023 and the same planning application being submitted without the second level build.

My home is next door to number 18 New Avenue, attached, as in semi-detached. I live on an Avenue of similar properties all built to specification in the 1960's. A number of residents have chosen to extend their properties to the rear by introducing a dormer to the rear and velux windows to the front all within same keeping. I have looked at the above numbered proposal and read Kirklees guidance in conjunction with same and would vehemently contest the proposed development for the following reasons:

- There are no definitive measurements, although the proposal says that no trees or hedges will be removed or even exist, the plans indicate otherwise, showing the extension coming right up to the boundary of my home, blocking light from my conservatory and no access to maintain, shrubs and bushes, guttering and windows.
- The proposed plans do not take into account retrospective planning which has been granted for a garden room of more than 120 square cubic metres which butts right up to my boundary already preventing me from pruning plants, maintaining railings at the boundary and allows no access to the rear of the garden for residents at number 18, which is a fire hazard.
- Noise levels will be increased, already heightened due to the enormity of their garden room, interior building work already ongoing and bare floorboards in the property.
- According to legislation whereby an extension to a property should leave 1m from the boundary for side extensions, the garage would not be wide enough to incorporate a vehicle of any size due to the width of the drive. When these properties were built, due to the width of the drive, garages were set back behind the houses as a wider structure to maintain external access to rear garden. The proposed planning would project beyond the sides.
- The current garage has never been used to house a vehicle and would question the size of the garage due to the space available to comply with legislation.
- Proposed planning states that there would be no change to current parking, there are 5 vehicles at the property one of which is parked to the side elevation of the property and 4 across the front facing of the property. The proposed current plans state moving the side entrance to the front of the property which would be obstructed by a vehicle.
- Furthermore, previous removal of the front boundary wall to allow access to park 4 cars on the front garden has de-stabilised my front boundary wall and also been left in a poor condition with ragged brick edges exposed, no attempt has been made to rectify this.
- Planning permission was granted at No 18 around 10 years ago to convert what was a one bedroomed bungalow into a four bedroomed home, I would question the purpose of further planning which is to incorporate no further bedrooms, and erect a garage attached onto the property that cannot be fit for purpose, when there is a garage existing.

- Furthermore, I am concerned about works which have already started in the house. I am aware that the staircase has already been moved from the initial plans submitted 10 years ago and interior walls have already been taken down. The bricks having been used to construct a kitchen area onto the summer house. It is unknown whether planning would be required or building regulations have been obtained. I have forwarded this letter to building regulations as assurance for our own and neighbouring properties.
- A previous erection of a huge outdoor garden room was built without planning permission (retrospective planning has since been granted) however, the planning does not conform to the plans submitted and approved retrospectively nor is it used for the purpose as described. (There has been no doors added to the rear of the property for emergency exit as shown in plans). We have witnessed people sleeping/living in the garden room. The garden room has a bathroom, a sink with running water attached outside and restaurant sized ovens and chimneys which do not appear safe.
- A further metal building has now been attached to the outdoor garden building in the shape of an 'L' shaped canopy at least 6 metres long by 3 metres wide. This has been completed using large metal structures housed in with a 7 foot high dense wood structure. The canopy is housing a huge pizza oven which is a proven fire risk, having set fire to the neighbour's garage last time it was used and a large barbecue and kitchen area. I am concerned for my home that there are a number of fire hazards here, as well as aggravated noise levels due to usage.
- An additional permitted planning development would leave the house with less than 50% of what the original garden area was (over 50 foot in length and around 20 foot wide).
- Also, permitting the development would mean that the house does not sit in line with all the other houses on the avenue which are bungalows built to specification of either 1 or 2 bedroom homes in the 1960's. The development would change the look of the house from a semi-detached home to more like a terraced house with no external access to the rear, overlooking neighbours at number 20, and ourselves in the conservatory, again divided by mature beech hedging which stated in the proposal will not be removed.
- Buildings already erected: summer house, canopy incorporating an outdoor kitchen and dining, and will make these further proposed developments overbearing to surrounding properties who should have the same entitlement within the privacy of their gardens/homes. This will become an absolute monster of a house not in keeping with the rest of the properties on New Avenue.

As a further note I would request that someone please comes out to look at exactly what is going on at number 18 and the renovations to date, seeing is believing. My home is vibrating from the removal of interior walls and relocation of the staircase already. The noise is consistent throughout both the day and evening either from building works or social events. I am not in the habit of objecting to anyone improving their home, however, my concerns are mounting around the safety of my home, and theirs to be frank. I have visions of someone losing their life.