

About the application

Application number: 2023/93205	
What is the application for?:	Erection of single storey rear extension with roof terrace above, external alter
Address of the site or building:	8, Boulder Gate, Marsden, Huddersfield, HD7 6LJ
Postcode:	HD7 6LJ

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>I wish to oppose application 2023/62/93205W (front extension (including picture-window and roof-terrace) and make the following representations:</p> <ul style="list-style-type: none">• Submitted Location Plans are confusingly different to the property layout within its plot. The Kirklees link 'view application on a map' accurately shows its position facing adjoining gardens and road. The property does not face Sparth.• The proposed extension with picture-window/roof-terrace would be detrimental to neighbouring properties, and detrimental and dominant to the existing street scheme.• The picture-window/roof-terrace would substantially interfere with the ordinary use by neighbours of their land, resulting in a reduction in their utility and amenity value. They would be visual intrusions to neighbours, (allowing direct views into gardens and windows), and an unreasonable interference with their privacy, quality of life and freedom to use and enjoy their properties without being overlooked. They would lead to personal discomfort to neighbours, preventing and/or reducing their enjoyment of their property and gardens.• The application confirms trees will be retained/not pruned. Those trees facilitate the applicant's own privacy and prevent overlooking of their existing mullioned windows from the road.• Neighbours currently maintain parts of gardens at low elevation to enhance street visibility in a very narrow and busy road. This benefits all neighbours and road users. The immediate neighbour has co-existed with the use of low fencing facilitating the applicant's access of the 'views' whilst in their garden.• The proposed extension with picture-window/roof-terrace would be intrusive and result in immediate neighbours feeling 'hemmed in.' Neighbours should not have to consider alternative barriers like higher fences or planting, or cease 'comfortable' private use of conservatories, live behind shutters or blinds, or stay out of their gardens to avoid being overlooked.	

to avoid being overlooked.

- Boulder Gate is an elevated, sloping site. It sits atop drystone walls adjacent to Gate Head. The proposed extension would be substantial, dominant, and project almost to the plot curtilage. The picture-window would directly overlook the fence into neighbouring properties. The roof-terrace would overlook neighbours, be a dominant street feature and, particularly when illuminated, be distracting to road users. The proposed opaque side screens are insufficient. The terrace frontage utilises clear glass; any person walking or driving up Gate Head (a steep road) would have a clear view of the balcony, anyone on it, and into the living space beyond. The proposed development is thus over dominant in relation to the locality and not proportionate or sympathetic to the existing street scene.
- Gate Head formed part of the original 1760 Huddersfield to Manchester Turnpike Road. It contains several Grade II listed buildings, and listed Water Troughs in close proximity to the applicant. The proposed extension and roof-terrace does not take account of or enhance the character of the locality, in particular, its heritage assets and landscape. It would result in a poor or reduced outlook for neighbouring properties and road users.
- The 1987 Boulder Gate planning permission ensured windows which might overlook neighbouring properties are opaque, thus not detracting from neighbour amenity and privacy. We ask these restrictions are upheld to avoid unacceptable overlooking.
- The applicant said to deny the 'availability of the views would be incredibly unfair'. The proposed extension/picture-window/roof-terrace with inadequate boundary and screening provisions seeks to overturn existing planning permissions which took into account neighbour privacy. The extension would result in overlooking, overshadowing houses and gardens of neighbouring residents and result in an unacceptable lack of privacy.

Thank you for allowing an opportunity to comment.