

Dear Kirklees Planning,

Thank you for your letter dated 9 November 2023 notifying me of the proposed erection of a single storey extension with roof terrace above, external alterations and extension of existing garage at 8 Boulder Gate, Marsden (application 2023/93205).

I am the owner occupier of Cartref, Gate Head, Marsden.

Whilst I am the immediate neighbour to the south west of 8 Boulder Gate and severely impacted by the proposed development, I had no prior knowledge of the planning application and I am grateful for the opportunity to submit my comments.

Having viewed the application, including plans and documentation on the Kirklees planning portal, I would like to object to the single storey extension with roof terrace and patio doors above – I do not have any objections to the internal alterations and the extension of the existing garage.

My comments are:

1. Application submitted

- a. The Location Plan (i.d. 1014916), Proposed Site / Block Layout (i.d. 1014915) and the Location Plan included on the Group Plans and Elevations as Existing drawing (i.d. 1014906) are all extremely misleading, showing an incorrect orientation of 8 Boulder Gate. The ridge of 8 Boulder Gate (that runs from west to east), is shown on the west side to be considerably above the horizontal facing away from my property. In reality, the ridge runs on a line below the horizontal, with the west elevation facing towards my property at Cartref and not across the valley towards Sparth as is shown on the drawings submitted by the applicant. This is obvious on site and can be seen clearly on the Kirklees Council KOMPASS map accessed via the 'view application on a map' link on the Kirklees planning portal and on Google Earth/Maps.
- b. There are no dimensions on the proposed extension – if shown with the correct orientation it appears that the extension will be right up to my boundary overlooking my bungalow and garden through the large picture window, roof terrace and patio doors.
- c. The applicant states there are no trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development. This does not appear to be the case. The applicant's leylandii trees, to the north and east of 8 Boulder Gate are within falling distance of the proposed single storey extension to the front elevation.
- d. The proposed extension is actually to the front of the property (the West elevation) – the recessed external door on this west elevation accesses the entrance hall and living room. The back door on the east gable goes directly into the kitchen, with a restricted access.
- e. An 1800mm high obscured glazed screen is mentioned, I am unclear if this is 1800mm from the floor or top of the parapet wall.

- f. The application states that it is “incredibly unfair” that views are not available to the West elevation. I would comment that whilst the primary rooms of the property 8 Boulder Gate (living room, dining room, bedroom 1 and bedroom 2) have extensive views available to the North elevation, these are obscured by the applicants leylandii trees, which extend to approximately 6 metres in height. Previous owners regularly cut the trees to maintain their extensive valley views.

2. Design/Proposal

- a. As I understand it, when shown with the correct orientation of 8 Boulder Gate, the proposal is to build a single storey extension up to my boundary with a large picture window overlooking my bungalow and garden. It is proposed to have a roof terrace above with parapet wall surround with ashlar copings and glazed screen. The proposal also includes for a new opening at first floor level with double patio doors again overlooking my property. The current garden steps are to be removed.
- b. Due to the steeply sloping ground away from my property, the ground floor of the 8 Boulder Gate extension, will be approximately 3 metres above the level of my drive at the front of their extension. An average person of 1.6 metres looking out of the ground floor picture window would be some 4.6 metres above my drive and on the roof terrace this same person would be some 7.2 metres above my drive.
- c. Similarly with my front garden – an average person of 1.6 metres looking out of the ground floor picture window would be some 3.7 metres above my garden and on the roof terrace this same person would be some 6.3 metres above my garden.
- d. This will create a structure that not only overlooks my property but also, compounded by the ground levels, will be imposing, dominating, over bearing and make for an intimidatory feel when inside and outside my property ‘below’. 8 Boulder Gate will have a ‘birds eye view’ of my day to day life.
- e. My comments are that the proposal is inappropriate in proximity, outlook, scale, height, orientation, bulk and for the social/recreational use of the sun terrace above the extension in such a dominating and commanding position.

3. Current Situation

- a. No habitable rooms at 8 Boulder Gate currently overlook my property. It was built thus to preserve and respect the privacy of the neighbouring property, my bungalow. The openings on the two elevations facing me to the south and west are – on the West elevation, the front door and the first floor bathroom window with obscured glass. The windows to the South elevation are to a ground floor w.c. with obscured glass and the staircase half landing.
- b. My garden presently has a quiet, friendly, neighbourly feel – sufficiently private and peaceful with no feeling of being overlooked in a dominant overbearing fashion.

4. Impact –Personal

- a. My primary objection to the proposed development is the loss of privacy which would be the result for me. The original build of 8 Boulder Gate has no windows from primary rooms overlooking me, thus respecting and preserving the privacy of my bungalow which was already here long before the new houses on Boulder Gate were built.

- b. The proposed development with large picture window and roof terrace would destroy my privacy completely overlooking as it would:
 - i. My front gate and the full length of my drive
 - ii. My front door and the whole area of my front garden
 - iii. A section of my dining room
 - iv. My conservatory which I use as a quiet area for reading and sewing
 - v. The patio area at my back door where I sit to relax on warm days with family and friends
 - vi. And a considerable portion of my garden at the rear.
- c. The roof terrace would, when used as a child play area and for social gatherings for friends and family, because of its height (accentuated as the properties are built on a steep gradient) be totally intimidating for me as I would be constantly watched whenever I was going about my normal daily activities.
- d. The nuisance, noise, disturbance and loss of privacy would be obtrusive and completely change the quiet and private enjoyment I have in my garden and seriously impact on my quality of life forever. Would I need to resort to obscure glass and become a recluse in my own home?

5. Impact – Street Scene

- a. Gate Head is a steep narrow road and the roof terrace ranging so high above could, when lit at night and in the long winter evenings, cause a dangerous distraction to vehicles needing access to the cottages which extend to the end of Gate Head.
- b. As the history of Marsden shows Gate Head was an old turnpike road and has old stone walls, preserved cottages – many listed and an ancient protected water trough. The character of Gate Head has thus been preserved and this proposal is not sympathetic to this.
- c. It will be dominant from Gate Head, imposing from the road and will both change and harm the character of the area in this historic part of Marsden.

In summary, I feel my comfort and enjoyment living in my home will be severely impacted and my mental wellbeing will be severely damaged if this proposed extension is approved.

I appreciate the opportunity to comment on the proposed development and request consideration of the comments I have made.

Yours faithfully,

Cartref
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11/12/2023