

About the application

Application number: 2023/93206	
What is the application for?:	Erection of single and two storey extensions and raised patio to existing dwelli
Address of the site or building:	4, Dorchester Road, Fixby, Huddersfield, HD2 2JZ
Postcode:	HD2 2JZ

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	<input type="checkbox"/> Yes
Re: Application 2023/93206 - Erection of single and two storey extensions and raised patio to existing dwelling and detached garden building.	
<p>Dear case officer,</p> <p>I would like to make some comments regarding this application which I hope will be taken into account when determining the outcome. Unfortunately, there isn't an application form to review on the planning page so I cannot determine whether due consideration has been given to surrounding trees/hedges and the types of material to be used for example.</p> <p>My concerns are two-fold. Firstly, there is very little detail about the floorplan of the proposed annex and indication of what purpose it will serve. The boundaries of this lie less than a metre away from our fence. On the corner of the fence sits a weeping willow which forms the main character feature of our back garden. The roots of this mature willow tree will extend far and deep into the applicant's garden as willows are known to have vast roots, up to 40 metres wide. The proposed annex will inevitably damage the roots of this tree which may cause it to die, and in the worst case scenario, pose a danger to my own property. The applicant doesn't seem to have made any provision for the protection of trees in their proposals. I have little objection to the applicant erecting an annex at any other site on their vast garden well away from our boundary fence and willow tree. See figures 1 & 2.</p> <p>In fact the previous owners attempted a similar outbuilding proposal which was later withdrawn/rejected (2020/91980).</p> <p>Figure 1: Plan showing close proximity of annex and side extension to trees in neighbouring garden.</p> <p>Figure 2: Pictures demonstrating beauty of trees in back garden at threat from proposals</p>	

proposals.

Secondly, this property has recently had planning granted for a substantially large extension to the ground, first and second floors (with a balcony) which already places this property as the largest on the street (2022/90725). The new proposal submitted adds to this even further.

Extensions should be subservient to the original building, and in keeping with the existing buildings in terms of scale, materials, details and minimise impact on residential amenity of future and neighbouring occupiers. I'm sure the council will give due respect to whether this further proposal is in keeping with the local context, scale and proportion of surrounding buildings and character of the area.

Again, the proposed extension to the back lies very close to our fence where another tree stands (in addition to the willow). I am concerned about whether this could also be damaged in the process of digging the foundations. The previous extension at the back already has windows facing into our garden impeding privacy. A further extension to the back will add further to the view of our garden from 4 Dorchester Road. See figures 1, 2, 3 & 4.

Figure 3: Demonstrating previous extension with windows facing into my back garden. Furthermore, the tree beside this previous extension alongside which the new back extension is proposed.

Figure 4: Proposed plans showing proximity of trees and privacy at risk.

I hope these concerns are taken into account when deciding the outcome of this proposal so that the features and value of my property are retained.

Many thanks,

Email sent separately to dc.admin@kirklees.gov.uk including the figures being referred to here.