

DCAdmin

From:
Sent: 14 December 2023 13:47
To: DCAdmin
Subject: Subject: 2023/93224 – Objection to Planning Application for Rear Sunroom Extension

Dear Kirklees Council Planning and Development Department,

I hope this email finds you well. I am writing to express our objection to the planning application submitted by [redacted] at 15 Mountjoy Road, Huddersfield, HD1 5QB, for the construction of a rear sunroom extension. While understanding and respecting their desire to enhance their property, I wish to bring forth several concerns that I believe warrant careful consideration, as it would be [redacted] if we do not put this forth.

Our primary concern is the potential loss of light and overshadowing that this extension may cause. Given the orientation of [redacted], sunlight is crucial for [redacted] enjoyment and natural light into [redacted], which is currently limited due to the proximity of [redacted]. The proposed gable roof raises concerns about blocking sunlight to [redacted], further restricting [redacted] access to natural light.

Moreover, we suspect that the 4-meter extension will breach the 45-degree angle rule in the UK. This rule is in place to maintain a reasonable angle between neighbouring properties, preventing undue impact on the living conditions and aesthetics of surrounding homes. We urge an examination of the proposed extension's compliance with this rule, as any deviation could negatively affect the overall harmony of our properties.

The immediate proximity of the extension to [redacted] compounds our concerns, as well, leaving [redacted] with only [redacted] and exacerbating the sense of confinement [redacted]. Unlike other bungalows on our road with conservatory-style extensions, the proposed use of similar building materials, combined with the gable roof, raises aesthetics concerns that should be taken into account during the evaluation process. In addition, while conservatory-style roofs, and their materials, could allow natural light to pass through [redacted], again it seems that the gable roof (and its height) [redacted] proposed is the concerning issue.

Furthermore, it's essential to note that, [redacted] do not have [redacted]. As a result, [redacted] becomes the sole area where [redacted] can comfortably enjoy the outdoors. Preserving this space is paramount to [redacted] quality of life.

Additionally, we are troubled by the lack of detailed plans regarding the gap between the extension
. Given large trees causing leaf accumulation and stagnant
water, we are concerned about potential foul smells , as well as water and
decomposition damage It is crucial that the plans address proper
ventilation and maintenance to prevent unpleasant odours.

Lastly, we are concerned about potential damage during the construction phase
the potential damage to existing and the well-being of
during the construction phase.

While we appreciate that want to enhance their property and living space, and we in no
way would like to cause any stress or disappointment, we feel that if we were to not put in
an objection to the application raising concerns, would not be advocating

We are requesting a thorough review of these concerns, paying special attention to the adherence to the
45-degree angle rule and loss of light. Thank you for your time and consideration.

Kindest Regards,

Date: 14th December 2023

Time: 13.47