

DCAdmin

From:
Sent: 12 December 2023 15:02
To: DCAdmin
Subject: Objection to Planning Application 2023/93241

Categories:

Objection to Planning Application 2023/93241

I believe that the proposed substantial extension in the above application will adversely affect my property. and would like the following concerns to be taken into consideration.

The applicant's property is adjacent to ours & the proposed extension will substantially increase the size of the wall close to the boundary between us. Currently their garage wall is single story and does not extend all the way to the rear of their property. The proposal will increase the length of the wall and increase it to the full height of their property. As our properties are staggered with respect to each other, this substantially extended wall close to the boundary between the two properties will be a particularly overbearing and dominant feature that will adversely affect the use and residential amenity of the garden that we have enjoyed for the 30 years we have lived here. The pictures below show the relationship of their existing single story garage structure in relation to the rear of our house :





The proposed extension will also adversely affect the availability of natural light into our main living room and master bedroom, both of which are to the rear of our property and closest to the boundary. The living room is particularly susceptible to being dark if the boundary area is restricted. The applicant has a number of leylandii trees along the boundary. When these had not been trimmed for a couple of years and allowed to grow to around 3 metres tall, our living room was noticeably dark. At our request, the applicant trimmed the trees closest to the house & a reasonable light level was restored. The gap where the trees used to stand can be seen in this picture (the remaining trees are now taller than when the others were trimmed / removed) :



Prior to being trimmed, the trees concerned filled the gap between the remaining trees visible at the bottom of the garden and the end of applicant's garage. If 3 metre tall trees further away from our living room window caused a noticeable reduction in light, a much taller and longer wall will have a far worse effect. The full height extended wall proposed will also impinge upon our master bedroom window at first floor level (currently open to light above their single story garage , as can be seen in the picture above), reducing available light in this room as well.

The living room has a secondary window which will also be affected. As can be seen in picture below, the light falling on the side windows in our property are mainly access light by the open area above the applicant's garage :



Filling this space as proposed will reduce the available light to this side of our property - the secondary living room window (closest to the chimney) plus the sole windows to the downstairs cloak room and upstairs en-suite shower room.

The original site developer appears to have chosen the layout and style of the adjacent dwellings so that they did not adversely affect each other in terms of being overlooked, restrictions to access to natural light and with regard to the wider street scheme. The proposed extension substantially changes the relationship between our two properties, very much to the detriment of ours. In view of that, I request that permission to proceed with this development be denied.

33 Park Hill
Bradley
HD2 1QG