

Date: 12<sup>th</sup> December 2023

REF – Planning Application – 2023/93409

Dear Sir/Madam,

I write to protest in the strongest terms about the proposed changes to 2 Oakfield Road, Birkby, Huddersfield with respect to the planning application 2023/93409.

There was a previous application earlier this year relating to this property which was rightly rejected and some of the very same principles apply in this further application - namely the over-development of a property within a conservation area - but in this instance there are more detrimental effects to the neighbouring properties which need to be considered.

The definition of a conservation area is a designated location, typically characterised by architectural, historical or environmental significance. The goal is to protect the overall character and appearance of the designated area ensuring that any changes are aligned and in harmony with it's unique qualities. The goal is also to safeguard the cultural and historical identity of the location.

With this definition at the front of mind we come to 2 Oakfield Road. We think it important at this point to consider the previous planning application 2001/90400 which was approved before we moved to the area and related to the original extension to the property. Please see the enclosed photographs of the rear elevation following this approved planning application. This case was managed by Arshid Zaman and signed off by Keith Farragher who was at the time the Head of Planning Services. The signed planning permission (also enclosed) states that 'the materials used shall match those used on the existing building in terms of type, colour, texture and scale'. This extension is nothing short of an eyesore as numerous guests and visitors to the area have recounted and so this makes a mockery of the original planning application. There are two different colours of building materials used.. sandstone and red brick and neither match those used not only in the original building but also the rest of the terrace to which 2 Oakfield Road is connected. The materials used for the original extension are not in keeping with the rest of the materials and this eyesore will be exacerbated further by enhancing the elevation by a further three metres - thus creating one large imposing brick and stone wall of contrasting building materials and contrasting texture and colour – put simply completely devoid of any architectural or aesthetical merit and not in keeping with the rest of the terrace within a conservation area.

Furthermore the proposed application should also be rejected for the following reasons:

The existing extension does not meet with the visual amenity and is not to accord with policies BE5, BE11 and BE13 of the Unitary Development Plan so how can an elevation of this existing structure conform. Therefore the new proposed elevation will not adhere to this either.

Approving this application will result in a property which will have doubled (if not more) in size versus the original building –(see Ordnance survey dated 1967 original footprint of 2 Oakfield Road) this

would not be in keeping with the aspirations of a conservation area with specific reference to the historical environment and the original size of the property.

The previous planning application reduced the light and sunlight into the rear garden of number 208 Birkby Hall Road by 50% ie half the daylight hours as the sun rises in the east and sets behind 2 Oakfield Road. This further proposed elevation will have a detrimental effect on light and sunlight to further properties within the terrace namely numbers 206 and 204 Birkby Hall Road which are in the immediate vicinity of the proposed elevation. As a result there would be the potential for decrease in the property values of three to four properties in the terrace if this application were to be approved caused in the most part by diminishing sunlight - a concern for both current and future owners in the terrace.

Finally the potential negative impact on health and wellbeing this loss of light and sunlight to neighbouring properties needs to be considered. The importance of outdoor space and the effect that this has on mental health and wellbeing was brought to the forefront of our attentions during the recent pandemic and cannot be overlooked. This is especially relevant when a large percentage of the people who inhabit the neighbouring properties will use their outdoor space more than the average family. The quality of light into the rear gardens and sitting areas of the terrace needs to be fully considered - we believe that such a monstrous single wall of varying colours and building materials will certainly not serve to add to the character of the neighbourhood.

As a result of these protestations we advocate strongly this application be refused.

(encl)

Photographs of the current rear elevation 2 Oakfield Road as seen from Birkby Hall Road neighbouring properties.

Signed Planning Permission for Development from previous planning application 2001/90400



**Kirklees**  
METROPOLITAN COUNCIL

**Town and Country Planning Act 1990**

**Town and Country Planning (General Development Procedure) Order 1995**

**PLANNING PERMISSION FOR DEVELOPMENT**

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**Application Number: 2001/62/90400/W2**

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**To:**

**For:**

**In pursuance of its powers under the above-mentioned Act and Order the Kirklees Council (hereinafter called "The Council") as Local Planning Authority hereby permits:-**

ERECTION OF GROUND FLOOR EXTENSION (WITHIN A CONSERVATION AREA).

**At:** 2 Oakfield Road, Birkby, Huddersfield, Hd2 2xf.

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**In accordance with the plan(s) and applications submitted to the Council on**

**13 Feb 2001, subject to the condition(s) specified hereunder:-**

(1) The development shall be begun not later than the expiration of five years beginning with the date on which permission is granted. (2) The materials used shall match those used on the existing building in terms of type, colour, texture and scale.

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(3) No light or other opening shall be made in any part of the walls other than those shown on the approved plan.

NOTE This permission shall relate to the amended plan(s) submitted on 22 March 2001.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions specified are:-

(1) Pursuant to Section 91 of the Town and Country Planning Act 1990

(2) In the interests of visual amenity and to accord with Policies BE5, BE11 and BE13 of the Unitary Development Plan

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(3) So as not to detract from the amenities of the adjoining property by reason of loss of privacy and to accord with Policy D2 (v) of the Unitary Development Plan.

00000140.DOC 1 8 May, 2001

**Building Regulations Approval is required for most work involving building operations and/or structural alterations. It is the applicant's responsibility to find out if the work permitted by this planning permission needs approval under the Building Regulations, and if necessary to submit an application. If you are not the applicant can you please ensure the applicant is aware of this requirement. Contact Building Control on Telephone: (01484) 221550 for more information.**

**Dated:** 3 May 2001

Signed:

**Keith Faragher  
Head of Planning Services**

Address to which all communications should be sent:

THREE CHOICES OF BUILDING MATERIAL IN  
ONE BUILDING.

2001/62/90400

"The materials used shall match those used on the  
existing building in terms of type, colour, texture + scale"



REST OF THE TERRACE TO  
WHICH 2 ONYFIELD ROAD IS CONNECTED







