About the application

Application number: 2023/93409	
What is the application for?:	Raising of eaves and ridge height to create first floor extension with front dor
Address of the site or building:	2, Oakfield Road, Birkby, Huddersfield, HD2 2XF
Postcode:	HD2 2XF

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

The property for which this application has been made is located within the Birkby Conservation Area, therefore the proposal needs to be considered in the context of the policies and guidance including BE5 – Preservation/enhancement of conservation areas BE11 – Materials NPPF: Paragraph 17 (Core Planning Principles) NPPF: Section 7 (Requiring good design) NPPF: Section 12 (Conserving and Enhancing the Historic Environment) Planning.

It is important to reflect on the development that has already been undertaken on the plot. The substantial extension that was previously approved in 2001 significantly extended the footprint of the existing property. It also resulted in an impact on the light that could reach the neighbours properties. The current plan would raise the roof level such that an additional 3.5m meters of wall height (excluding roof) will face down the lane at the back of Birkby Hall Road (see East Elevation to back in planning application plans).

This subsequent increase in height will further reduce light to 208 Birkby Hall Road and 206 and 204 Birkby Hall Road. It is also likely to detract from neighbouring properties in the terrace due to a very imposing ‘blank’ red brick wall that has no architectural merit at all and is entirely out of keeping with the terrace and the aspirations of a conservation area.

The planning authority should note the original footprint and size of the property from the Ordnance Survey of 1967 and then compare that to the size of the house that will result if this current application is approved. Approval will result in a property that will have doubled (or more) in size versus the original building. This is entirely out of keeping with the rest of the Birkby Hall Road terrace to which the property is attached.

It should also be noted that the materials that were used for the extension approved in 2001 (2001/90400) – namely red brick – are not in keeping with any of the materials used for rest of the terrace. Therefore the proposed extension from the rear will exacerbate the fact that it is already not in keeping. It is not clear how and why this red brick was previously approved for the extension (if it ever was).

The front elevation to Oakfield Road is also entirely out of keeping with the rest of the Birkby Hall terrace to which it is attached including dormer windows in the roof. There are no other dormer windows along the entire terrace facing the street.

In summary the proposed further development of the plot will be entirely to the detriment of the neighbouring properties and out of keeping with the conservation area. It will impact on the light that can reach neighbouring properties at the rear and it will create a house that is completely out of proportion to other properties.

In the interests of visual and heritage amenity, the local character of the streetscene and the setting of the Birkby Conservation Area, this application must surely be rejected.