

## About the application

Application number: 2023/93513	
What is the application for?:	Erection of rear extension and associated alterations
Address of the site or building:	191, High Street, Hanging Heaton, Batley, WF17 6DP
Postcode:	WF17 6DP

## User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>House Extensions and Alterations SPD June 2021 LP24 Design.</p> <p>The form, scale, layout and details of all development respect and enhance the character of the townscape -This extension will not achieve this.</p> <p>Extensions are subservient to the original building and are in keeping with the existing buildings in terms of scale. This extension will not as this will double the size of the original house, floor space alone.</p> <p>The council encourages prospective applicants to discuss their proposal with neighbours before making an application. (This has not happened.)</p> <p>Local character - Extensions should appear in keeping with the local character including the use of materials, windows form and size. (This will be the largest house in the local area by almost double.)</p> <p>4.2 Extensions should not dominate or be larger than the original house and should be in keeping with the existing building in terms of scale, materials and detail. –(This extension will double the size of the original house.)</p> <p>Proposals for extensions should normally be smaller in scale than the original property and set back from the existing building line. Two-storey extensions should be set down from the ridge line and generally smaller in footprint – (This is a 3 story extension and is larger than the original house.)</p> <p>Key design principle 5: Overshadowing/loss of light Extensions and alterations should not adversely affect the amount of natural light presently enjoyed by a neighbouring property. (This extension will affect properties on either side. The 45-degree rule should be considered.)</p> <p>Extensions and alterations should ensure an appropriately sized and useable area of private outdoor space is retained. Normally at least half the garden area should be retained as part of the proposals. – (This extension will reduce the garden area far less than the original house had, now less than 50% will remain)</p> <p>5.4 Rear extensions</p>	

### 5.1 Rear extensions.

Preserving a back garden of a reasonable size, with a general principle that at least half the garden area is retained. (This extension will reduce the garden area far less than the original house had, now less than 50% will remain)

### 5.2 As a general rule, a rear extension should:

Respect the original house and garden in terms of its size and scale. (This extension will not as it will double the size of the original house and use more than 50% of the original garden space).

Figure 14 of House Extensions and Alterations SPD June 2021 shows how unacceptable heights of single-storey and two-storey rear extensions can have adverse impacts on neighbouring properties through these principles and would not be permitted. (Figure 14 is exactly the reason why this extension should not be considered. This extension will be a 3-storey extension.)

5.4 To avoid the problems caused by loss of light, as well as loss of privacy and outlook, the sizes and projections of rear extensions need to be strictly controlled.

5.8 Two-storey rear extensions (This extension is a 3-storey) will be considered based on the extent of overshadowing, loss of privacy and outlook. Generally, two-storey rear extensions should: be proportionate to the size of the original house and garden; not normally exceed 50% of the total area of land around the original house (including previous extensions and outbuildings) not project out more than 4 metres from the rear wall of the original house for detached properties; - (This extension is 6 mtrs) not exceed a height at the eaves of 3 metres where the extension is within 1.5 metres of the property boundary; be separated from the property boundary, such as a wall, fence or hedge, by at least 1.5 metre; and not adversely affect habitable room windows where they adjoin a neighbour's boundary. (This extension will be less than 1.5 mtrs off the boundary wall. South East & North West, and will affect habitable room windows.)

North side extension has a full-length window looking onto neighbouring property. Reducing privacy. (1020698 section A.A. North West)

Plan ref: 1020695 & 1020694 clearly show old boundary is a straight line. Inside of the Batley Boundary Stone. This property has recently encroached beyond the Batley Boundary Stone, this increases the size of garden beyond the original boundary. This can be clearly be seen from the roadside.