

DCAdmin

From:
Sent: 02 January 2024 12:13
To: DCAdmin
Subject: Objection to planning reference 2023/93556

Please find attached my objection to the proposed planning application. Please get in contact if you require any further information. Please would you acknowledge receipt of my email.
Regards

135 Upper Batley Lane
WF17 0QT

Comments on behalf of the Occupant of 135 Upper Batley Lane, WF17 0QT
a Retired Chartered Structural Engineer.

Proximity of the rear Flat Roofed Section

The rear flat roof extension to the property is adjacent to and very close to a near **vertical face** forming the boundary to 135 Upper Batley Lane.

It is obvious that there is a significant difference in height between the two buildings.

No levels are shown and it is not possible to determine exactly the cross section at the boundary. However an assessment has been made on the attached drg no. 135/1 using dimensions taken at the upper level and dropping a plumb line over the edge.

There is a hedge at the top of the boundary with a concrete path and the roots appear to go down to a much lower level than the path. It may be that the path is on top of a wall as it is very firm.

No access was made to 216 Woodlands Road so it was only possible to assess the levels visually. However, leaning too far over the hedge would have been dangerous and the view was limited.

Before the project could be properly considered a grid of levels should be taken including some at the upper level to the properties on Upper Batley Lane allowing for the slopes and steps on both sides. A geotechnical investigation may also be required.

The Architect has not taken into account the adjacent conditions on his planning drawings. Clearly the original houses were built on a steep slope between Upper Batley Lane and Woodlands Road.

It is apparent from the new ground profiles shown on drg. nos. 23-110-p-02 & 03 that the ground levels are shown to suit the ground floor of the lower building. They are also a lot lower than the levels at the existing boundary and could undermine and disturb the ground in that area.

There should be some form of walling in place below the hedge and some exploratory work will be required. It is possible that the original existing ground was built with a steeper slope at the boundary for the original builder to avoid using a properly designed structural retaining wall. It is not clear what method of retain is in place when viewed from 135 Upper Batley Lane. There are however a number of walls in the garden of 216 Woodlands Road at the lower level that can be seen.

Although the houses were built some 50+ years ago the Council may have some drawings showing the original construction.

During the last 50 years or so, certainly at the upper levels to no. 135 Upper Batley Lane, small brick or stone walls or slopes have been introduced to provide flatter areas of garden.

The ground forming the boundary is covered in vegetation and is stable at present.

The difference in ground floor levels between the two houses appears to be about 5.60 metres and any construction at the boundary by reducing levels or excavating foundations without due consideration could undermine the area to some of the houses on Upper Batley Lane..

In my view if the ground profiles and the extension at the rear were reconstructed as indicated on the drawings a proper retaining wall will be required to be built by the applicant bearing in mind the soil and drainage conditions and a builder must ensure that the stability is maintained at all times. This wall should be properly designed by a qualified Structural Engineer to well known structural principles who should supervise its construction.

It should also be noted that the distance from the house at no 135 Upper Batley Lane to the boundary is only about 6.00 metres. There is nothing to suggest at the moment that any subsidence or movement has already occurred to any of the houses on either side of the boundary.

It is possible that special foundations could be required if the two storey flat roofed extension was constructed.

It should also be noted that lowering the ground levels could also affect the stability of other properties if not properly considered. The owners of those houses may not be aware.

If the submission gets a go ahead there are difficulties that would be encountered and the two storey rear extension in my view is far too close to no. 135 Upper Batley Lane and could cause major issues in the future.

Proposed Rear Elevation.

The rear elevation is approximately 8 metres wide and 7.4 metres high (160% bigger than present) blocking out the sunlight in the rear garden of 135 Upper Batley Lane.

The existing vertical facing has a hedge on top 900mm high.

The height of the flat roof appears to be about 1200-1800mm above the garden hedge and so close you could touch it. The roof structure would be nearly 2.5 metres high above the path to no. 135.

The proposed rear wall will completely destroy my client's use of that part of their rear garden as they would be looking directly at a masonry wall. This area has been used for over 12 years since moving in for leisure purposes and a table and chairs are provided on a concrete flagged area. At present the garage next door is single storey and well below the boundary and thus is not a problem. It would mean that the leisure part of their back garden would have to be relocated away from the flat roof and that is overlooked by the side windows and balcony.

The level of the balcony means that anybody standing on the balcony can easily see over the hedge into the lower garden of No. 135.

We strongly object to the provision of this balcony as it is too near to the garden to 135 Upper Batley Lane and their privacy will be severely affected.

Even if the balcony was removed the upper windows to the flat roofed extension would have the same effect.

It does not seem normal to provide flat roofs on houses these days and they do not state where the heat pumps or other external plant will be situated. There seems to be little space around property to fix heat pumps. Heat pumps can vary in size but if this is the reason for the flat roof we object to any major plant being placed on it as it can be unsightly. This is often done on commercial buildings and the roof will be clearly visible from the houses on Upper Batley Lane. Although this may not be part of the planning application there may be a noise problem. There is also a considerable emphasis on the provision of solar panels which again some could be fitted on the flat roof possibly at an angle as the roof faces north and these can be just as ugly.

There is no garage to the property and a six bedroom property with a guest lounge would suggest more than one car and any additional cars would have to be parked on Woodlands Road.

As I regularly use Woodlands Road I consider there to be enough cars parked on the road and in icy weather they would be a danger to me and many other road users.

Clearly any engineering problems can be overcome with care and attention and by taking proper engineering measures to ensure the stability of the ground works at all times and with the advice and supervision of a qualified structural engineer.

will lose some of her privacy and the benefits of the situation of the property which attracted her to purchase the property some 12 years ago. The plans submitted for 216 Woodlands Road provide a major barrier to the sunlight directly behind their house which has been there for more than 50 years.

CEng. FIStructE (retired)

has asked me to comment on the proposed plans on her behalf as a close relative and as a retired Chartered Structural Engineer.

GENERAL COMMENTS BY

I would stress my objection to the reconstruction of no. 216 Woodlands Road as shown on the plan submitted.

The extensions produce a considerably larger property which will dominate and overpower the surrounding houses and is not in keeping with many properties on Woodlands Road. Woodlands Road is a private Housing Estate and the proposed redevelopment is not in keeping with the surrounding houses of similar style. Other houses which have been extended are generally on corner plots and less intrusive.

The area where we normally entertain friends and relatives in the evening is what will be behind the rear wall to the flat roof area which means it will form a high brick barrier and be permanently in the shade with no outlook which completely destroys its use. For most of the year there will be no sunlight in this half of the garden

My enjoyment of my property would be badly affected and I feel it will also affect its resale value. There will be a detrimental effect on the value of my property and I will lose any privacy I have in my garden.

The level of the balcony means that anybody standing on the balcony can easily see over the hedge into my garden. It is a large balcony and causes a loss of my privacy and it will only cause friction. Even the windows look onto the same area. I strongly object to the rear extension and balcony and submit that it should not be passed by planning.

Our privacy will be severely affected by the extension of this building and we have not been approached by the applicant and the Architect has not considered our property or others on Upper Batley Lane and ignored anything to do with the surroundings.

With the assistance at times of the previous owner I have maintained the hedge at a reasonable height. It provides some safety on my side and I do not know what the new owners intentions are in this respect, or how their side would be maintained in the limited space available.

The proposed roof is massive in height and width and the loss of light and sunlight and will have a severe detrimental effect. The houses were built some 50 years ago and the various occupants of both have lived in harmony for that time.

Obviously the proposer has the funds to afford such a major rebuild and I do not see that any costs should fall on me.

There is a previous history of problems with the drains which has been checked a number of times by Yorkshire Water. They informed me that the main drainage runs from my property vertically onto no. 216 down their garden to Woodlands Road. Yorkshire Water informed me that the problem was in the garden of no. 216 and nothing to do with my property.

The ground levels indicated on the plans are shown at a the ground floor level of no. 216 which seems to indicated the gardens levels will be changed. This may have a detrimental effect on the whole of my boundary wall and I have asked a relative to look at it.

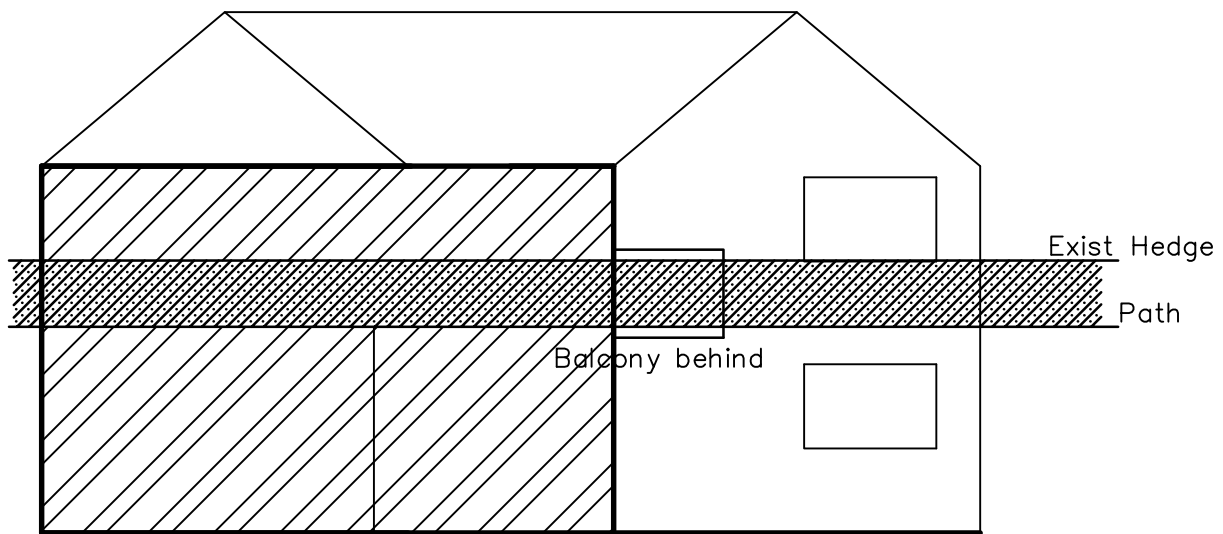
I would stress that there must be no access to my property for building works without my permission in writing.

It is clear that the developers have not contacted me to discuss the matter which is a poor start to a neighbourly relationship and does not bode well for the future. I understand that my immediate neighbours on Upper Batley Lane have not been contacted by the developers either and obviously their properties could also be affected.

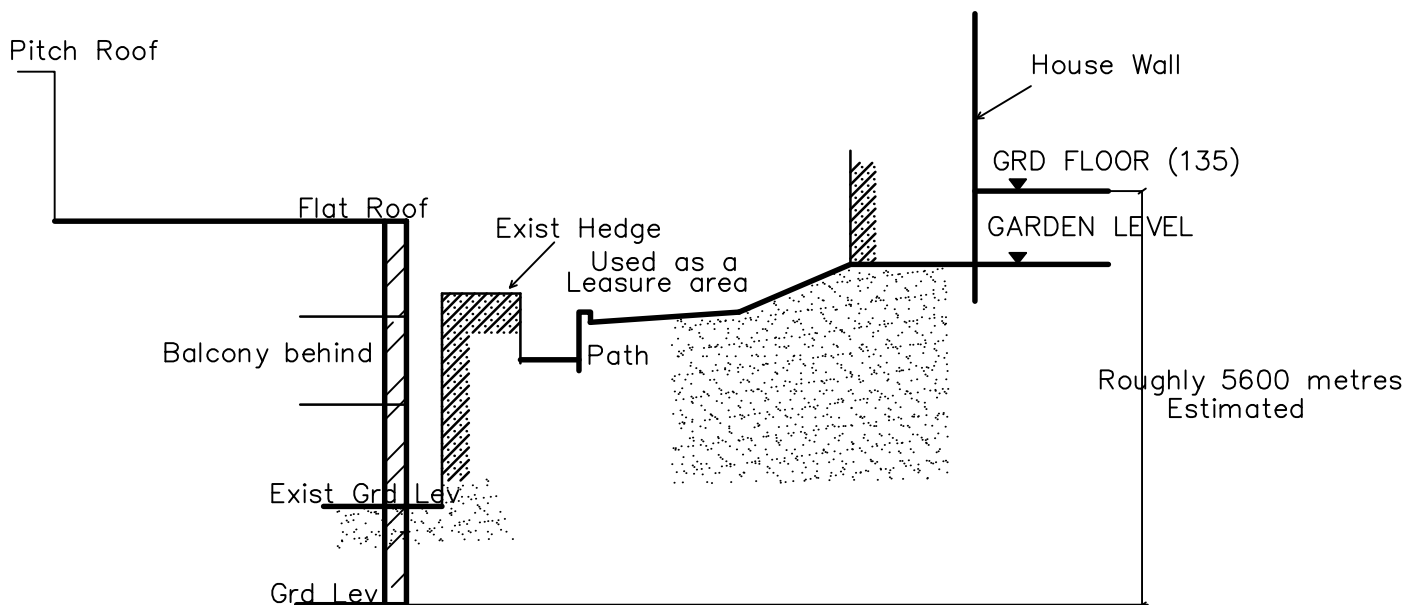
135 Upper Batley Lane
Batley WF17 0QT

DRG NO. 135/1

Comments on Planning Ref. 2023/93556



ELEVATION OF BOUNDARY WALL
SHOWING POSITION OF PATH TO 135.



CROSS SECTION AT BOUNDARY
BASED ON ROUGH DIMENSIONS

Scale 1 : 100

Note: The dimensions are based on some dimensions taken on site and those assessed from other drawings & photos. No attempt was made to access no. 216 Woodlands Road



17.12.2023



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