

Application Number	2024/90240
What is the application for?	Erection of a single and two storey rear extension
Address of the site/building	36 Scholes Moor Road, Scholes, Holmfirth
Postcode	HD9 1SJ

Type of comment: Objection against the erection of a single and two storey rear extension
We strongly object to our neighbours proposed plan to erect a single and two storey extension on the following grounds: 1) The proposed building work would violate our right to light. We have two side facing windows that allow the passage of daylight/sunlight into our home. As these windows have been in place for over twenty years, we have a legal right to these windows continuing to receive, without interruption, access to sunlight/daylight. - The obstruction caused by the proposed two storey extension would deprive us of our right to light in both ground level and a first floor windows. The proposed building work would drastically reduce (by approximately 70%) our exposure to light from the sky/natural light in our ground floor window. The proposed building work would reduce (by at least 50%) our exposure to light from the sky/natural light in our first floor window. 2) The proposed building work is overbearing and would detrimentally overshadow our property. - The scale, elevation and position of the proposed extension would completely overshadow our property by restricting and negatively reducing daylight and sunlight in two of our side windows in habitable rooms. The reduction of natural light will detrimentally impact on our family's mental health. The proposed extension would also decrease the utility, value and amenity of our own property. - Harm would also be cause to us by a loss of outlook, as the planned building work would have an adverse overbearing effect that would result in an unduly oppressive living environment for ourselves and other neighbours living in the immediate vicinity. 3) The proposed 2 storey extension is not set within a 45 degree line drawn from the nearest edge of our neighbouring window. 4) The proposed building work would allow our neighbours to substantially overlook our garden causing a loss of privacy. - The proposed rear extension and thus movement of the rear bedroom windows further into the garden would enable our neighbours to have a clear and unrestricted view into our private garden thus resulting in a substantial loss of our privacy. 5) The proposed building work would cause a detrimental loss of privacy inside our home.

- The proposed building work would cause a loss of privacy in our home as two new windows would be positioned opposite our own existing windows giving a clear view into our home.
 - The two new road facing windows would also invade our privacy as they would be positioned extremely close in terms of proximity to our own home (less than 5 metres between our windows and our neighbours' windows) and positioned at angle that would make it impossible to avoid direct viewing access into our home.
- 6) The placement of new windows identified in the proposed building work is unclear.
- If (as indicated on the proposed side elevation south facing plan id 1026979) four new windows are added to the property, this would cause a lack of privacy as our neighbours would gain an intimate and direct view into our home through our ground floor and first floor windows. The proposed floor plans (ground & first floor plans id 1026853), however, state there are no new windows being added to the existing part of our neighbours' house. It is therefore difficult to know which proposal we need to comment on as there appear to be two different proposals within this one application for planning permission. Both proposals would negatively impact on our privacy.
- 7) The proposed two storey extension would contravene the acceptable distance and physical separation from our adjacent property. The proposed building work would not retain adequate distance between facing windows of habitable rooms.
- 8) The proposed two storey extension comes within 2 metres of the boundary and exceeds 3 metres in height at the eaves.
- 9) The proposed two storey extension is more than three metres in depth beyond the rear wall in the original house. When including the single storey aspect of the extension, the new building work exceeds 4 metres in depth beyond the current rear wall of the house.
- 10)** The proposed building work would not respect the original house in terms of its size and scale. The proposed plan does not accommodate a rear extension that would be set behind the original building. It would project significantly beyond the sides of the property which would mean it would not be in keeping with the existing houses in the immediate vicinity.
- 11) The proposed building work would not be separated from the property boundary (our joint boundary line) by at least 1.5 metre, which would adversely affect habitable room windows where they adjoin our boundary.
- 12) The measurements dictated on the proposed site/block layout id 1026852 are questionable as they do not accurately represent the buildings/area shown and thus underestimate the size of the proposed one & two storey extension.