About the application

Application number: 2024/90277	
What is the application for?:	Prior approval for enlargement of dwellinghouse by erection of additional storey
Address of the site or building:	100, Bedale Drive, Skelmanthorpe, Huddersfield, HD8 9EU
Postcode:	HD8 9EU

User comments

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

We have only just received the notification letter for planning application 2024/90277 and wish to express our very real concerns, strong objections and the need to appeal against this proposal for the following reasons.
15 Heather Fold is immediately adjacent to the right of 100 Bedale Drive, with a side pathway and distance of approximately 1-1.5m between them. The planning drawings show this but do not show that 15 Heather Fold is 2-3 m below Bedales driveway level and therefore 4m below the attached single garage height. This means that there is already a 2-3m stone wall and 2m brick garage wall already just 1-1.5m from the kitchen window, side door and bathroom windows at Heather Fold. The planning application documents do not show this and does not reflect the impact this already has on the natural light reaching down to Heather Fold bungalow. The kitchen and bathroom are already dark and any increase in property height will increase this problem.
The owners of 100 Bedale Drive offered to try and lessen this issue when they applied to build a large garage at the rear of their garden, including the demolition of the attached single garage to extend their driveway access to the new garage. We did not object to this application. This would of meant a significant increase in light, but this stage of their application and demolition has never taken place so 15 Heather Fold remains darkened by an imposing 4m high wall just 1- 1.5m from the side door access, kitchen and bathroom windows.
This new application shows a two storey development with an attached single garage. The new height will further impact 15 Heather Fold by being even more dominant/imposing but also by blocking out even more light as the two properties are so close to each other but with a significant elevation difference. This makes the proposal of a second storey much worse by reducing the poor light even further.
My other concern is regarding the impact on drainage at the lower level elevation 15 Heather Fold. Adjacent side walking path, rear garden and patio already collect significant water after rainfall, draining from Bedale drive which is a higher level leading to saturation of the soil and lawn, pooling on the path, patio and garden reaching to the house base.
Due to the clay substrata more compaction at the elevated level would increase the drainage problem. Whilst the application does not extend the overall size of the plot at

drainage problem. Whilst the application does not extend the overall size of the plot at 100 Bedale drive adfing an additional storey will increase the compaction of the clay substrata. Clay is not well drained. The Marsh design ltd report states that, in their opinion the clay substrata conditions are adequate to support a two storey extension, this will compact further and impact drainage.

Finally we do not lightly object to any developments or to this application, but we have very strong and real concerns in this case. Appart from the new detached garage, five new Walker homes and a large persimmons estate has been consructed within the last 2 years at the rear of Bedale drive and 15 Heather Fold and will be very imposing. We cannot stress strongly enough the difference in elevation and the impact this has on 15 Heather Fold.

Before any decision is made we would like to request that a planning officer visits to assess the significant elevation difference, particularyat the side aspect as this is in no way demonstrated in any of the plans, maps or planning documents submitted.

We would also like to confirm whether the single storey attached garage should of already been removed as part of an earlier planning application from 100 Bedale drive.

Thankyou for considering our comments, this proposal is very worrying for us. If a planning officer is able to visit the site we would be more than happy to meet them and demonstrate our concerns. Our contact details are below.

Yours faithfully,