

About the application

Application number: 2024/90339	
What is the application for?:	Erection of part two storey and part single storey front, side and rear extensio
Address of the site or building:	19, Cheviot Way, Upper Hopton, Mirfield, WF14 8HW
Postcode:	WF14 8HW

User comments

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

PLEASE REMOVE ALL ADDRESS DETAILS FROM PUBLISHED COMMENT.

We note our comments and raise objection to the application in its current form below:

- Location plan includes car port but not the existing single storey extension on the north elevation or the rear utility room extension.
- Block plan, same as above plus does not show any vehicular access point / proposed parking layout.
- Conversion of garage & loft spaces not included in application description.
- Dimensions, there are no dimensions shown on plans or elevations to determine heights and scale of proposed extensions. The PDF measuring system is available but the external levels are shown built up on the proposed elevations so cannot measure the height comparably between elevations. The relationship to the existing sloping ground exacerbates the overall heights of the extensions as the external ground level is significantly lower than internal floor levels.
- Existing north elevation window has opaque glazing but not identified on elevations. Proposed new north elevation windows not noted as opaque glazing. Additional overlooking issue to neighbouring properties from windows made worse by balcony area to flat roof.
- Section drawing, it would be beneficial to be included to establish the relative floor-to-floor heights and check the clear head room in the proposed additional loft space. It appears from the elevations there is not sufficient height for the loft space without raising the roof lines / ridge heights. Rooms are labelled as multi-function rooms with new skylights overlooking neighbouring properties.
- Elevations do not identify / label the materials described on the forms which include dark brick finish, new timber cladding and introduction of stone to front bays which are inappropriate and out of character for the surrounding context.
- Tree survey – appears that there is a large tree belonging to the properties to the rear that is within falling distance of the proposed extension.

Overall, the scale and proportions of the development is overbearing and out of character with the surrounding context. This would result in an over-development of the site setting a precedent for similar developments to be undertaken to properties within the vicinity. The layout and positioning of bi-fold doors, windows, skylights & balcony areas worsen overlooking issues with neighbouring properties. The size of the proposal moves the overlooking points significantly nearer to neighbouring properties and beyond acceptable limits resulting in loss of amenity and privacy.

Permitted development would be available for the site as sits outside the Upper Hopton Conservation Area. The overall proposals would have to be accepted if these principles were followed. Noting the side extension and rear utility extension would not have been part of the original footprint and would need to be included in any calculations for new floorspace. This approach would also not allow the different materials being added to the building and remove the proposed side elevation windows, first floor balcony and front extensions.

We would be grateful if the council would take into account the comments above when deciding this application.