

Search application details

Application number: 2024/90561	
What is the application for?:	Erection of side and rear extensions with associated alterations
Address of the site or building:	82, Jenkyn Lane, Shepley, Huddersfield, HD8 8AW
Postcode:	HD8 8AW

User comments

Type of comment: An objection	
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- The proposed extensions are for double storey side extension, single storey ground floor extension spanning the full width of the property (including new side) , a first floor extension moving behind the original property boundary wall and loft conversion. This is a substantial proposal and not in keeping with surrounding properties of Jenkyn Lane, Jos Lane or the wider Stocks Way development.
- The property is situated at the end of the village bordering open fields, agricultural land, ancient woods and is a popular village walking route.
- The proposed extensions are substantially large in relation to the current 3 bed property, and could create issues with maintaining reasonable outdoor space (existing outdoor building) and not in keeping with other houses bordering Jenkyn Lane, Jos Lane and the wider Stocks Way development.
- The proposed extensions sizing (changing the proposed layout) could result in this property being a 5 bedroom property excluding the loft conversion which are typically used as bedrooms thus 6 bedrooms. This would be a first in the Jenkyn Lane, Jos Lane and Stocks Way developments.
- A semi detached property of this size is not typical in Shepley.
- Noise pollution from the proposed extensions and its impact to neighbouring properties in Jenkyn Lane, Jose Lane and Stocks Way should be considered.
- The proposed extension front and side roof is not pitched and is not in keeping with the adjoined property or those on Jenkyn Lane, Jos Lane or Stocks Way, which has been designed to maximise loft extension space.
- The proposed frontage is not stepped back and without doing so could suggest this was the original property sizing , but with a stepped back frontage this would be out of keeping with surrounding properties whilst in a prominent property location.
- The property is positioned on the end Jenkyn Lane bordering Jos Lane. The proposed side and rear extensions will be visible from the roadside amongst the bordering properties on Jenkyn Lane, Jos Lane and Stocks Way and will be out of keeping with the surrounding properties
- The proposed plans will impact a considerable amount of properties that boarder the property on Jenkyn Lane, Jos Lane and Stocks Way due to the position of the property. The proposed extensions will move property boundary lines closer to neighbouring properties and gardens, removing privacy (due to amount of proposed development), light and changing the outlook of the housing development.
- Approving a property development of this size will set a precedent on all housing that are on Jenkyn Lane, Jos Lane and Stocks Way for extensions of this size , leading to overdevelopment and removing green space on these plots, that are typically family homes. Such increase in home proportions and bedrooms would impact local schooling, health care , dental, highways and infrastructure services.