

About the application

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	
Do you wish your comments to be published on the website anonymously?	Yes

The proposed extensions:

- are out of proportion with the existing house adding 50% to the ground floor area and doubling the first floor, as well as creating additional large living space in the existing loft. So the extensions are not "subservient to the original building" or "in keeping ... in terms of scale" (Kirklees Local Plan Policy LP24). This gives the potential for future over-accupation of the site compared with other houses in the area, with a risk of excess noise and disturbance.

- are out of character with the area and extensions to other local houses, particularly the 2 storey extension at the side, going above and beyond the existing garage, in line with the front of the house, and with a gable replacing the pitched roof line. This is not "in keeping with the existing buildings in terms of ... details" (Policy LP24) Whilst other houses in the area have extended over the garage, they have retained the pitched roof or used flat roofs; extensions beyond the side of the garage have been restricted to the ground floor, and are generally set back from the house front.

- include a 2 storey, 3m extension across part of the back of the house, with a pitched and hipped roof at right angles to the existing roof line. Again, this is out of keeping with other local houses which have made rear extensions, which are generally restricted to the ground floor.

- would have major impact on the residential amenity of 46 & 48 Jos Lane, when extensions should minimise impact on residential amenity (Policy LP24). The gable wall of the side extension combined with the two storey rear extension would dominate and overshadow the back gardens. The new gable is only approximately 1m from the boundary at the nearest point. The domination is exacerbated by the slope, which means that the ground level of 82 Jenkyn Lane is almost 2m higher than the Jos Lane houses: so the wall would appear even higher than two storeys.

- would reduce the back garden space of the property, where a large summer house has also recently been built, and there is also an older existing shed. Taken together, these considerably reduce the "useable area of private outdoor space for the property" (Extensions & Alterations Supplementary Planning Document 4.21)

- would have a bedroom window facing bedroom windows of neighbouring houses at a distance of only about 16m, less than Kirklees' recommended minimum of 21m. (Supplementary Planning Document 4.10)