

About the application

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| Application number: 2024/90620 | |
| What is the application for: | Erection of rear extension and front and rear dormer extensions (within a Conservation Area) |
| Address of the site or building: | 5A Greenway, Honley, Holmfirth |
| Postcode: | HD9 6NQ |

User comments:

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| Type of Comment: An objection | |
| Do you wish your comments to be published on the website anonymously? | No |

Planning application 2024/90620 is for a “Erection of rear extension and front and rear dormer extensions (within a Conservation Area).”

This was a previous application 2023/ 92230 for “Erection of two storey rear extension and external alterations” which was refused.

This was also a previous application 2022/ 92994 for “Erection of two storey rear extension and external alterations” which was refused.

A. My comments on the previous Planning applications, which still remain (highlighted in yellow):

1. House extensions and alterations Supplementary Planning Document dated June 2021 states the following:

Section 5.8 states “extensions should be separated from the property boundary such as a wall, fence or hedge by at least 1.5 metres.

Section 5.10 states “where two storey extensions introduce additional bedrooms overall parking requirements will need to be considered as stated in Key Design Principle 15.

These requirements do not appear to be satisfied.

“The original plans for the development were designed to ensure that none of the properties overlooked another and to give a spacious feel to Greenlea Court. The two-storey extension proposed will impact on neighbouring properties. In my opinion, this proposal should be rejected. It should also be noted that the “turn-in” at the rear of the property was designated as a right of way when the houses were originally built. It is not a parking area and would be wholly unsuitable for use by builders for storage of materials or as a working area. Should the proposal be accepted, any conditions should ensure access to neighbouring houses is un-obstructed.”

Furthermore:

1. The map shown within the above noted application indicates that the land area associated with No 5A includes the whole of the Entry Road including the garden area of No 1 Greenlea Court adjacent to the Entry Road.

This is incorrect as the Land Registry shows that the boundary between No 5A and No 1 lies along the centre line of the Entry Road.

2. The map shown within the above noted application also indicates that the land area associated with No 5A includes the whole of the Turning Area.

Again, this is incorrect as the Land Registry shows that the boundary between No 5A and No 4 lies along the centre line of the Turning Area.

This will mean that any materials, construction equipment or transport will reduce access to Greenlea Court and force traffic onto the garden areas of No 1 Greenlea Court undoubtedly causing damage (particularly by refuse collection vehicles) to the garden areas of Nos 1. and 4.

It should be noted that traffic accessing Greenlea Court has increased significantly with the increased use of supermarket deliveries and parcel delivery vehicles all of which are much bigger and heavier than personal vehicles. Consideration should also be given to ease of access by Ambulance or Fire Engines.

The Entry Road is unadopted which means that any damage caused by building contractors as noted above will not be repaired by Kirklees.

B. New comments

Having studied the new application and the document "Extensions and Alterations Supplementary Planning I would now like to add further comments on my objection to the planning application:

- a) The plan shown in the Kirklees website is incorrect when compared to the Land Registry documentation and should be corrected showing where the official boundaries are.
- b) The Application document (which I would say is scruffy and unprofessional) Section 3, does not give a complete description of the proposed works, it does not mention a "two storey" extension.
- c) The Application document Section 5 states that vehicle access will not be altered. I cannot see this due to construction works which I will note later.
- d) The Application document Section 7 states that no trees will be pruned or removed. This is not feasible due to the space requirements for erection of scaffolding.
- e) The Application document Section 10 comments that "vehicle access and hard standing" is "not applicable" when in fact it is significantly applicable both during and after construction.
- f) The architect's plan on Kirklees website does not carry any dimensional information but it appears from the existing and proposed sketches (rear elevations) that the development will increase the proposed roof line by approximately 300/500mm, aligned with the chimney top and also the pitch of the roof will change significantly from being in-line with Nos 6 and 5 Greenway bungalows to as indicated on figure 1 below:-



g) Conflicts with Kirklees document: "House extensions and alterations SPD June 2021,

- i) Para: 2.15 The council encourages prospective applicants to discuss their proposal with neighbours before making an application - this has not occurred.
- ii) Key Design Principle 1: Local character and street scene. - It is clear that No 5A was originally constructed as a dormer bungalow to maintain the roof lines of the adjacent bungalows along Greenway. The proposed alteration will clearly conflict with this and create a much larger mass (see fig. 1).
- iii) Page 9 Building line - "Where a street or group of buildings have a clearly defined building line this should be retained"
- iv) Key Design Principle 2: Impact on the original house. Para 4.5 - "The materials, design, **roof pitch**, and detailing should normally match the existing house detailing. The proposed roof pitch clearly does not.
- v) Key Design Principle 3: Privacy - "Extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants and **neighbours.**"
 - a) The introduction of a fourth bedroom includes two windows at a high level overlooking bedrooms and lounge in No 1 Greenlea Court.
 - b) The inclusion of a "sunroom" in such a small place will not allow sunlight into the sunroom due to the existing hedge around the garden and it is highly likely that these quite beautiful hedges will be removed. This will open up all of Greenlea Court and destroy the current privacy which we enjoy.
- vi) Key Design Principle 6: Preventing overbearing impact. - "Extensions and alterations should not unduly reduce the outlook from a neighbouring property."

The proposed application will produce a large slab of machined stone wall much higher than currently and close in the open space of Greenlea Court. Currently, the sloping roof of the existing dormer bungalow flows away from the Court and exaggerates the space.
- vii) Key Design Principle 7: Outdoor space. - "Extensions and alterations should ensure an appropriately sized area of outdoor space is retained."

It is unclear from the planning application what size of outdoor space is currently available and what this will be reduced to. From outside of the garden space it would appear that the hedges take up a significant amount of the area. This should be clarified.
- viii) Key Design Principle 13: Vegetation and tree planting - "Extensions and alterations should seek to retain existing vegetation and trees and enhance this provision through landscaping where possible." Refer to LP33.
- ix) Key Design Principle 15: Provision for parking - para 4.42 "4+ bedroom dwellings provide 3 off street parking spaces". This is a major issue with the owner and tenant of 5A Greenway. Both the owner and the tenant have been informed that the area

between No 5A Greenway and No 4 Greenlea Court was designated 30+ years ago as a turning area for residents and visitors of Greenlea Court and has been used as such for many years.

If vehicles are parked in the turning area I find it difficult to reverse into my property and sometimes may have to carry out three point turns to achieve this.

The owner of No 5A states that this land area (turning area) and whole entry road of Greenlea Court (including the garden of No 1 Greenlea Court) is within his property boundaries and this shown on the Kirklees map provided. However, the official Government Land Registry document dated 06/1989 shows this to be incorrect and that No 5A boundaries lie along the centre of the entry road and turning area. No 5A Greenway has a garage and driveway, sufficient for 2 parking spots. In order for this application to succeed a third parking spot should be created on Greenway and the turning area should remain as it has been for 30+ years.

h) Construction problems

- i. The major construction problem is the location of construction plant and storage of materials during the construction phase.
If this is to be located in the entry road of Greenlea Court this will take up half the road width and cause traffic to use No 1 Greenlea Court, garden and path as access and most likely to cause excessive damage.
- ii. Scaffolding will be problematical if it is to be located on the Entry road side as the space between the house and boundary walls is only 870mm.
- iii. Considerable rubble and debris will be produced, again if a skip is placed on the entry road to Greenlea Court it would cause traffic to use No 1 Greenlea Court's, garden and path as access and most likely to cause excessive damage.
- iv. Cranes or lifting devices of some description will be required to hoist up roof trusses, brickwork, roof tiles etc, again if this is placed on the entry road to Greenlea Court it would cause traffic to use No 1 Greenlea Court, garden and path as access and most likely to cause excessive damage.
- v. Cement mixer required to be located somewhere, again no room in Greenlea Court.

i) Health & Safety Issues

- i. If scaffolding is erected in the entry road of Greenlea Court it will be liable to be struck by vehicles entering and leaving due to the lack of space, posing dangerous issues for the construction workers.
- ii. If scaffolding is erected in the entry road of Greenlea Court it will be unsafe for pedestrians or vehicles to pass as construction items may fall from the scaffolding platform.
- iii. The entry road and turning areas are often used by children playing and again, if scaffolding is erected in the entry road of Greenlea Court it will be unsafe for the children.

j) Further comments on application 2024/90620

- i. No dimensional details are shown on the plans to clarify height and shape of the roof.

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- ii. Section 7 of the application states that no trees or hedges will be removed or pruned due to this proposal. It is unlikely that construction will allow this.
- iii. Section 8 of the application states that existing car parking arrangements will not be affected. This is clearly untrue as original car parking arrangements are being ignored by the current tenant.
- iv. The previous application was for 4 bedrooms which would clearly affect parking requirements, however, this application is for 3 bedrooms and a first floor study which will undoubtedly become a 4th bedroom thereby further affecting car parking arrangements.
- v. The introduction of a study (which was previously bedroom 3) and the addition of another bedroom (which is now called bedroom 3) includes two windows at a high level overlooking bedrooms and lounge in Nos 1&3 Greenlea Court.
- vi. I would question the fact that two sections are redacted and ask why is this so? What information is being kept from the public?

In view of the foregoing and in my opinion, this proposal should be rejected.

06.09.2023