

41 Frederick Street
Crosland Moor
Huddersfield
West Yorkshire
HD4 5QZ

Kirklees Council
Planning and Development Services
PO Box 1720
Huddersfield
West Yorkshire
HD1 9EL

10th April 2024

Ref: **Planning application number 2024/90779** – 39 Frederick Street Crosland Moor
Huddersfield West Yorkshire HD4 5QZ – Erection of front and rear dormers

Dear Sir/ Madam

I wish to object to the proposed development of 39 Frederick Street on the following grounds:

1. Both dormers are not minor nor subordinate to the existing roof they contravene the Kirklees design guidance for dormers and I suspect has not been taken into consideration by the architect. This results in an unsympathetic relation with the building and street scene when viewed from both front and rear elevations.
2. The rear elevation causes serious overlooking issues and therefore an unacceptable impact on the amenity of the garden spaces to numbers 37 and 41. Please note a planning permission for a rear extension has previously been declined. **Planning application number 2020/92884**
3. Particular attention should be given to good quality design of the front elevation. A flat roof dormer does not represent the highest standard of design and a pitched roof option may be more appropriate. Even this would be contrary to the street scene.
4. The existing chimneys must be retained representing pleasing and characterful architectural features, also the party wall act requires to be taken into consideration.
5. Attempting to turn this attractive 3 bedroom terrace into a 5 bedroom house must be considered over development, and may result in an unreasonable demand for parking spaces, which are already limited on this street

I therefore request that this application be refused.

Yours Faithfully