

Address: 135 Upper Batley Lane Batley WF17 0QT

About the application

Application number: 2024/90851	
What is the application for?:	Erection of two storey front and rear extensions and single storey side extensio
Address of the site or building:	216, Woodlands Road, Batley, WF17 0QS
Postcode:	WF17 0QS

User comments

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

The proposed development is too close to the boundaries of our properties. It is overdeveloped, intrusive and hugely overbearing to this residential area. The amendments are very similar to the previous rejected application, and most of the previous objections from neighbours will therefore continue to apply. The neighbouring residents have chosen their homes and enjoyed privacy, sunlight, harmony and beautiful views for many years before this application. The property to the rear and adjacent family homes would appear subservient in comparison.

The double storey side extension would affect privacy and sunlight to the neighbour to the rear- 135 Upper Batley Lane. It appears that the planned windows would look straight onto their patio, thereby also allowing an undesired view from 135 straight into the proposed bedrooms. The rear wall to the extension has a full height window which could become a door leading onto the flat roof. This could cause future problems if it were used for other purposes.

The new flat roofed area is enormous and is over a living area which although now single storey is considerably wider. It does not seem normal to provide such a vast expanse of flat roofing and insurance companies these days seem to frown on that method of construction as it does cause problems.

The proposed development could impact the stability of the land to the rear due to its closeness to the boundary and the natural shelving of the land which maintains the stability of the neighbouring 135 Upper Batley Lane. This land/building has been stable for well over 40 years. The close proximity of the planned building could cause future stability problems which will most probably need addressing.

The neighbourhood will be impacted by the proposed loss of garage and reduction of driveway space, and the quiet neighbourhood and junction position will likely become congested and unsafe to pass by with the additional vehicles parked on the roadside that such a highly occupied property will bring.

Other extended homes in the neighbourhood minimally affect their neighbours due to the position of their land- corner plots, larger plots, lower level plots- and are more discrete. The proposals are more in keeping with a larger plot as the size is not appropriate to the space and position available.