

Subject: Objection to Proposed Project of a Raised Patio and Glass Balustrade at –
3 The Old School Stocks Bank Road, Mirfield, WF14 9QD

Dear Sir/madam,

I am writing to formally object to a neighbour's proposed construction of a raised patio, raising it from an existing patio to 90cm from the ground (to her house, floor level) and large glass balustrade panels which will add another metre or so to the top of the patio, impacting on privacy. The present windows will also be dropped to the level of the proposed level of the patio in the design of 'French Windows'.

Ms Gill had a planning application refused earlier this year for a similar project (incongruous, historic etc),

19th June 2024

Reference No: 2024/62/91003/ AUTHORISED OFFICER -John Holmes

Grounds for Objection:

1. **Privacy Infringement:** The proposed raised patio will significantly infringe upon the privacy of the adjoining properties, including my own.

No4 to the right of No3 will be especially affected

The height of the patio, combined with the large glass panels, will create direct sightlines into our home and garden, which is unacceptable and intrusive.

The 'patio' would be out of character with the historic building. The materials used and design would be incongruous to the appearance to The Old school.

2. **Historical Significance:** Our properties are part of a historically significant early Victorian schoolhouse (circa 1841) converted into private dwellings. Any external alterations should respect the character and heritage of the building as per Deed Covenants The proposed structure is out of keeping with the historical aesthetic and integrity of our unique property..

3. **Covenants:** As stated in the covenants attached to the deeds of our properties, no construction is permitted on the fronts of these dwellings. This covenant was upheld during the previous planning objection earlier this year and remains a binding condition.

4. **Lack of Planning Permission:** It is my understanding that any raised patio above 30cm requires planning permission. Despite this, my neighbour has indicated that they do not intend to apply for the necessary permissions and will proceed with the construction regardless. This is blatant disregard for planning regulations, community and legal agreements.

I am hoping that the proposed project of Ms Gill could be addressed as soon as possible please, before any works commence.

Conclusion: In light of the above concerns, I respectfully request that the planning department intervenes to prevent this proposed construction. It is essential to maintain the privacy, historical integrity, and legal agreements / covenants that protect our homes and community.

I would appreciate your attention to this matter and look forward to your response to ensure compliance with all relevant regulations and covenants. I believe Ms Gill is already in the process of instructing builders to commence work on this project.

*It should be noted that the builder is aware of possible planning infringements.

Thank you.

Yours sincerely,

2 The Old School, Stocks Bank Road, Mirfield, WF14 9QD