

Kirklees Council, Planning and Development Service, Huddersfield, HD19EL

01.07.24

28 Dorchester Road,
Huddersfield
HD22JZ

Re: Proposed house extension Ref: 2024/91300.
30 Dorchester Road Huddersfield, HD22JZ.

Dear Mr Hunt

Thank you for your telephone message (25/06/24) following my request to have a discussion re the above project (Tel Ref: 4633416).

Unfortunately, we were unable to answer your call at that time.

Firstly, can I say that we are very disappointed that planning officers do not visit concerned customers to discuss the proposed project, as this I am sure would save a lot of time sending and answering emails!

My wife and I are in no way against our neighbours (who we get on with very well) carrying out building alterations etc.

We do have a few questions re the proposed extension that might impact on our living next to the house which we hope you can answer.

We have lived in our house since 2005 very happily and would like to continue living here for many years to come.

We did have a similar situation a few years ago with the previous owner of the property carrying out building alterations. A visit from one of your planning officers sorted out any queries straight away which is what we were hoping for this time.

We are more than willing to meet at your offices if this helps.

The questions we have are as briefly follows:

- 1st floor windows.

At present the original house has only one window at 1st floor level (located on the staircase) which has opaque glass fitted.

The proposed new extension layout as three windows shown on the building layout drawings. All these windows face our house. I am sure that you are aware that our house is a bungalow and the proposed 1st floor windows look directly down into our bedroom and lounge!

Having looked around at our surrounding neighbours houses none of the side elevations facing other properties have 1st floor windows fitted.

Could you let me know if this is now acceptable practice, having high level windows facing living and sleeping areas of our home.

- Light:
The proposed new extension alters the impact that the house will have on us dramatically, from a single story with pitched roof to a full two storey house. We feel that this could impact on the light we have in our house and garden.
Have you carried out a site inspection and calculations for this situation?
If so, could you please let us have the calculation and relevant building regulations?.
- Parking:
The proposed extension as seven bedrooms which would indicate a high likelihood of quite a few people living/visiting the property with the associated parking of many vehicles.
The proposed drawings allow for two cars maximum in the drive and possibly one in the new garage. Is this sufficient for a house of this size?

As I have previously mentioned we do not want to stop our neighbours from extending their premises and making it appropriate for their needs.

We are only concerned that it does not impact on our lives living next door.

Once the extension is built it is too late to retrospectively ask or do anything about our concerns.

Bearing in mind the amount of money we pay to live at our property we would have thought that some form of face to face meeting would be more than appropriate, it would also save all concerned valuable time and frustration.

Could you please acknowledge receipt of this letter so that I can keep a log of our communications.

Many Thanks
Yours Faithfully