

About the application

Application number: 2024/91432	
What is the application for?:	Erection of rear dormer and hip to gable roof
Address of the site or building:	Holmeview, 1, Longden Avenue, Beaumont Park, Huddersfield, HD4 5JD
Postcode:	HD4 5JD

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
1st July 2024 For the attention of Ms Laura Yeadon, Case Officer for Kirklees Planning and Development Dear Madam Re: Application No. 2024/62/91432/W Holmview, 1 Longden Avenue, Beaumont Park, Huddersfield, HD4 5JD for proposed hipped roof changed to gable roof and rear dormer We write on behalf of , the owner of , Beaumont Park, Huddersfield with reference to the proposed works at 1 Holmview Longden Avenue, Beaumont Park, Huddersfield, HD4 5JD as outlined in the submitted application form and accompanying drawings. We note that there was an application in 2021 reference 2021/90720 which initial proposals were rejected due to overdevelopment and the 'host property becoming subservient'. We note that the subsequent revised application was agreed with the planning department and supported by a local councillor behind closed doors as the 'amended plans were considered to have a reduced impact on neighbours than the original submission'. This consented application comprised existing garage relocated to the rear of the garden ground floor extension reduced from 5 metres to 3 metres first floor extension reduced from 4 metres to 3 metres second floor change from hipped roof to gable omitted second floor the dormer was significantly reduced in size with the proposed sill height lower than the apex of the new pitched roof for the first floor extension. The overall size and location of the dormer was significantly changed to gain approval	

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At second floor the usable floor space was significantly reduced to meet the planners considerations for the extension to be 'subservient to the host'. This provided for a small loft bedroom.

We note on the Planning Application Decision Notice that Kirklees will consider the previous application 2021/90720 when considering any new application such as 2024/62/91432/W as note no.5 to avoid overdevelopment.

We also refer to Sam Jackman, Case Officer's Report for the consented application 2021/90720 including

Existing & Proposed Layout/Location Plan reference Sheet 1 rev D dated 17.06.21
Existing & Proposed Elevations/Block Plan reference Sheet 2 rev D dated 17.06.21
and in particular draw your attention to the following:

original application had objections regarding loss of light

original application had objections due to overdevelopment

Case Officers support for revised application states that 'the proposals are not now deemed to be overdevelopment of the site and would remain subservient to the host property though did note the overall size of the plot is fairly small with limited amenity space and any future extension may be considered as over developing the property or no longer remain subservient'.

The Case Officer noted that the extension with the amended plan reduction at ground and first floors, omission of the change from gable roof to retained hipped roof and new garage that 'the occupiers of the adjacent property would not be unduly affected by the projection of the rear extension with regards to being overbearing or overshadowing in this case'.

Current proposals accord with policies LP1, LP2 and LP24 of the Kirklees Local Plan which says that 'extensions....minimise impact on residential amenity of future and neighbouring occupiers'

We note that the latest proposals are now applying for the same increase in floor area at second floor and the same large sized dormer across the extent of the rear elevation at roof level, which is as the previous rejected application 2021/90720, however, we assume that the limitations of extending a property and any extension or series of extensions must remain subservient to the host property. We do not now believe that this is the case.

Viewing this latest application it is apparent that the proposals are now more dominant than the host property and that the original build of a small 3 bed semi with standard sized 2 double beds and a box room has been superseded by a grander proportioned 3 double bedroom home with larger living accommodation. We note that the second floor area is designated as study and storage, however, we are sure that in time this will be changed to a large third double bedroom, and also cannot comprehend why this extension is required when the proposal indicates a storage room to replace loft storage and a redundant small loft bedroom to become a study. Is the gable and extended dormer necessary when these spaces already exist in the current planning consent.

We have now reviewed the latest application and object to the proposals for the following reasons:

overlooking, higher sill level larger windows will look straight into the side windows of
suspected loss of light for adjacent properties
over overshadowing and overbearing for adjacent properties
overdevelopment, the host property is subservient to the combined extensions

Whilst writing we also note that the garage has been given planning permission to
move further away from the original property towards the boundary, however, please
note that the existing garage is currently
as the dry stone wall is part of the demise of this property as noted on the deeds and
not 1 Longden Avenue. We also note that the builders at 1 Longden Avenue are
resting building material against and over the dry stone wall which belongs to the
property . This is causing damage to the stone wall and
also dislodged stones are damaging the adjacent timber fence.

In conclusion we object to the proposed over development at 1 Longden Avenue
based on the
information provided by the applicant, and as noted above.

We trust that the above is in order, however, should you require further information
please do not
hesitate to contact us.

Yours sincerely