150 Northgate
Almondbury
Huddersfield
HD5 8US

14th August 2024

To: Kirklees Council
Department of Planning and Development

For hand delivery

Dear Sirs

Your ref: 2024/91729
152 Northgate, Almondbury, Huddersfield, HD5 8US
Erection of single storey rear extension and terraced steps (within a Conservation Area)

I am the owner and occupier of 150 Northgate Almondbury, which immediately adjoins the property referred to in the above planning application. Both properties form part of a row of traditional terraced cottages within a conservation area.

I should be very grateful if you would accept the following as my objection to the proposed single storey extension referred to:-

Although the construction is described in the application as a single storey, it in fact features a steeply sloping roof so that, at it highest point, it is virtually two storeys. This greatly increases its impact on the amenity of my own house in the following ways:-

A. Light to the rear of my house is blocked or reduced. The Council will be aware that in 1987, when it was the owner of my house, it granted to the then tenant of it and the tenants successors in title (which is now me) "all rights of ..... light ..... as at present used or enjoyed by the Council in respect of the Property". This extension, if allowed to be constructed, would constitute a breach of those rights. The same would I think apply even if the extension was truly one storey.

B. One of the attractive and enjoyable features of my house is that I have a very pleasant view, both from the rear window at ground floor level and also from the garden, of All Hallows Church. I attach a photograph in order to illustrate. This view has given me great pleasure over the years and will now be denied to me if this extension is permitted. I believe I have a legal right to this view.

C. The proposed extension is not in any event in character with the prevailing architecture of the terrace. Furthermore, it will significantly diminish the character of my own rear garden. This is important because the terrace is situated at the side of a busy road at the front, so that the rear gardens are of greater importance to each householder.

D. On a purely material level, the value of my house is going to be reduced by the presence of the extension (if constructed) whilst, at the same time, the value of the applicants house will be increased. Please note that the applicants are investors, that is to say they do not use 152 Northgate for their own occupation.

In all the circumstances I sincerely ask the Council to reject the application.

Finally, please would you note that the letter you sent me dated 12th July last, specifies a deadline of 16th August for responses. When I rang your offices I was told that the deadline was 24th July.

Yours faithfully