

About the application

Application number: 2024/91754	
What is the application for?:	Erection of single storey rear extension, partial demolition of existing rear
Address of the site or building:	14, Manor Road, Farnley Tyas, Huddersfield, HD4 6UL
Postcode:	HD4 6UL

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

a semi-detached property which adjoins number 14. The rear aspects of the houses are south-facing and share a dry stone wall as the boundary between the properties.

The proposed plans include demolition of the shared stone boundary wall between the properties and the building of an extension up to the boundary line, extending 4.7 metres back from the existing rear elevation.

The centre of lounge window is positioned 2 metres from the boundary line. We believe that by building right up to the boundary between the properties, the extension will block light entering lounge and contribute to it being excessively dark. Contrary to the planning application (supporting information 1046986) the “evergreen shrub screening” described on side of the boundary wall consists of 3 deciduous Salix Caprea trees which lose their leaves in Winter, allowing significant light into lounge.

At the current dimensions, the planned extension extends well beyond the 45 degree angle usually permitted to prevent loss of light and overshadowing of adjacent properties. We feel that if the building extends to the boundary line it will negatively impact on the outlook from lounge and lead to overshadowing of lounge and outside patio area.

In addition, the Kirklees Council House Alterations and Extensions SPD states that single storey rear extensions to semi-detached houses should:

- Not project out more than 3 metres from the rear wall of the original house
- Retain a gap of at least 1 metre from a property boundary such as a wall, fence or hedge

At the proposed size and position, the extension does not comply with any of these recommendations. We would therefore request that the plans are revised.

Any work carried out to the shared stone boundary wall between the properties will be subject to agreement under the Party Wall Act. We would request that the proposed extension does not disrupt the existing stone boundary wall.