About the application

Application number: 2024/92353	
What is the application for?:	Outline applicaiton for Erection of Annex and single detached dwelling
Address of the site or building:	42, Church Lane, Thornhill, Dewsbury, WF12 0JZ
Postcode:	WF12 0JZ

User comments

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

Overview
The proposal is to demolish the existing bungalow and build a very large two storey family home on an enlarged footprint ,
along with an additional single storey annexe building within the curtilage of the existing garden.
Although we have no objection to the demolition of the existing bungalow and the erection of a new family home in principle, the footprint of the proposed new family home is much larger than the existing bungalow and may easily accommodate 5 or more bedrooms, in addition to the accommodation provided by the proposed annexe.
The resulting amenity space around the proposed buildings is therefore significantly reduced and appears crowded for the potential number of residents.

Impact on adjacent Properties
There is an issue with the information presented and available for comment…….
The proposed plan does not indicate all the adjacent dwelling houses.
Although the dwelling ‘Woodlands’ is indicated, the proximity of the dwellings 2 Frank Lane, 8 and 10 Frank Close, to the new structures is not shown.
The impact of the proposed separate annexe cannot therefore be properly visualised or measured.
The proposed annexe building is potentially closer to neighbouring dwelling houses than the dwelling house to which it is annexed !

Overlooking
Effectively the proposed separate annexe is too close to the rear boundary wall of 2 Frank Lane, Thornhill,
and has the potential to overlook the rear garden amenity of 2 Frank Lane, Thornhill,
This is due to its closeness to the boundary and also due to a higher ground level which is retained by a very old dry stone boundary wall.
The potential for overlooking of the rear garden of 2 Frank Lane, which is a well used amenity used by the owner and their family for nearly 100 years, is a significant concern.

concern.
Certainly no windows should be allowed to the rear wall of the proposed annexe due to the possibility of overlooking.

Noise & Disturbance
The proposed annexe building, intended for elderly family residents, appears to be of significant proportions.
Should the proposal go ahead, the annexe building could, in practice, be used for any number of purposes in the future, which could affect the living conditions of the residents of adjacent properties, with potential issues such as increased noise, disturbance and lack of privacy due to its position in the curtilage.

Trees, Landscape, Wildlife Habitat.
Removal of any trees and shrubs within the curtilage of the development will alter the outlook and privacy for all the adjoining private gardens and therefore the established amenities of those households.
The neighbouring gardens adjoining the development site, particularly bordering 'The Woodlands' also have many mature trees/shrubs and we are concerned that the closeness of the development to the boundaries may affect the root systems of many well established and mature trees/shrubs which provide a pleasant outlook, privacy and habitat for wildlife etc.
The mature trees and shrubs on the 'Woodlands' site are not indicated on the plans provided and the main house development is very close to them.

Drainage
As far as we are aware, the drainage which crosses the curtilage of the proposed development is part of a larger system which includes drainage from the houses at the lower end of Frank Lane due to the slope of the land. The proposed development should take care not to adversely impact any current drainage facilities and flow.

Boundary Walling & Fencing
The existing fence at the proposed development bordering the garden of 2 Frank Lane is not currently 2.4metres high, is in a dilapidated state and is at least 60 years old.
It would need to be replaced in order to avoid the residents of 2 Frank Lane looking at the rear wall of the annexe.
Consideration should be given to the old dry stone boundary wall to 2 Frank Lane which may suffer structurally during construction of the annexe development.
The old wall retains the land of the development site but we fear would not survive the development being so close.

Separate or Attached Annexe.
Why is the annexe proposed as separate to the proposed new family home?
Perhaps an attached extension to the family home would provide a more satisfactory solution for elderly residents.

We trust that the above concerns will be duly considered by the Planning Officer / Committee.