

DC Admin

From:
Sent: 28 October 2024 13:21
To: DC Admin
Subject: Planning Application for enlargement of dwelling house at 112, Hopton Lane, Upper Hopton, WF14 8JP

45, Hopton Lane,
Upper Hopton,
Mirfield
WF14 8ER

Kirklees Planning and Development Service
PO Box 1720
Huddersfield HD1 9EL
October 27th 2024

Dear Mr Franklin,

Ref: Application numbers 2024/92883 and 2024853

With reference to your letter of the 15th October 2024, informing me of the above planning application and requesting comments, I have looked at the two sets of plans and would like to make the following points:

With reference to the Local Plan Strategy Document [11. Design] it would appear that Application 2024/92883 is in contravention of the Local Plan at Items -

11.11. 'Consideration should be given to views, vistas and skylines'. The view from my garden would be obscured if this application were to be approved.

11.16. ' Any extensions should respect the existing house [in this case a bungalow] and adjacent buildings and seek to minimise impact on residential amenity of future and neighbouring occupiers, through maintaining privacy...'. A second storey extension would impact on my privacy by viewing my garden and house.

11.22. ..'protect and enhance the characteristics of the built, natural and historic environment and local distinctiveness which contribute to the character of Kirklees'.

The village of Upper Hopton is largely a Conservation Area and has many listed buildings and buildings of historic interest. The property in question is situated in a location which has such buildings, one of which is mine. Whilst diversity is welcomed it should reflect the character of adjacent buildings and not impinge upon them. At the moment this single storey property is below the sightline of adjacent and opposite houses.

Looking at the two separate Applications - 92883 and 9253, it is clear that the applicant anticipated problems with the plan to build an additional storey extension.

I have no objection to the single storey extension, as it meets all the requirements listed above.

Thank you for your consideration,