11 Infirmary Road
Dewsbury

West Yorkshire

WF13 2JG

09th December 2024

Kirklees Planning and Development Services

Economy and Infrastructure

Kirklees Council PO Box B93,

Civic Centre 3 Huddersfield HD1 2JR

Dear Ms Booth,

Your ref: 2024/62/93068/E – Planning application, 1 Chadwick Crescent WF13 2JF. Erection of two storey side extension, single and two storey rear extension and front extension.

I write in connection with the above planning application. Istrongly object to the proposed development, a similar application was refused on 22.08.24.

The cumulative impact of the of the front, side and rear extensions would bin part attach onto the boundary of 15 Infirmary Road which sits at an elevated position. The combination of the site location, its setting, its unique relationship with 15 Infirmary Road as well as the sheer scale of the proposed extensions, would not form subservient additions to the host property. Furthermore, it would alter the character of the property and this is contrary to policy LP24 of the Kirklees Local Pla, KDP1 and KDP2 of the House Extensions and Alterations SPD and chapter 12 of the National Policy Framework.

15 Infirmary Road sits on elevated ground and has been extended. The proximity of the side extension together with the proposed two storey height would result in a substantial massing along the shared boundary of the properties. This would have a detrimental and overbearing impact on the residents and visitors of 15 Infirmary Road due to the increased proximity of the properties post construction - this would be at a distance of less than 3 meters at the closest point. The two-storey side extension of the host property would look directly on all rear room's windows as well as the rear amenity space. It would also negatively impact number on the privacy of rear amenity space enjoyed by 11 Infirmary Road. The would also be substantial overshadowing, loss of light along the boundary. The proposal therefore fails to comply with LP24C of the Kirklees Local Plan, KDP5, KDP6 of the House Extensions and Alterations SPD and chapter 12 of the National Policy framework.

The visual amenity currently afforded and enjoyed by neighbouring properties would also be diminished. The large scale, design and location of the proposed development would result in an overbearing and oppressive impact on number 3 Chadwick Crescent. If built It would be obstructive and incongruous feature, which would not relate satisfactorily to the character and appearance of existing surroundings.

Moreover, the proposed extension would result in the overdevelopment of the site which inevitably would be harmful to the character and appearance of the area, to neighbouring properties and leave the host property with minimal garden. To proposed development contravenes polices PLP 24 (a) (as modified) and PLP 35 (as modified) of the Kirklees Local Plan, as well as the aims of Chapter 12 of the National Planning Policy Framework, which seeks to achieve "good design". Furthermore PLP, 24 (as modified) requires all new development to respect the scale height and design of adjoining buildings/properties, which this proposal simply fails to do.

There are trees protected by a Tree Preservation Order (TPO)located within the garden of the proposed development and the garden of 15 Infirmary Road. The trees provide significant amenity value to residents and users of both Infirmary Road and Chadwick Crescent. The proposed front extension is positioned within the tree's root protection area, this is not shown on the plans. The tree survey submitted by the applicants is dated 2021 this is now outdated and does not correctly map the canopy or root areas as the trees have grown in size. Additionally, given the height and species of the tree, the canopy/crown spread of the tree clearly overhangs the front and side of the site and this would result in the dwelling being heavily shaded. All of this is highly likely to result in an increase in pressure to either prune or fell the tree in the future. The development would therefore prejudice the continued viability of the protected tree, contrary to policies PLP,24 (as modified) and PLP, 33 (as modified) of the Kirklees Publication Draft Plan.

The plans reveal several windows along the side extension, these windows would result in a loss of privacy for neighbours and I. This would infringe on Article 8 of the ECHR.

Whilst I note this application has slightly reduced the size of the proposed development from the previous application, the reality is it makes minimal difference. All the concerns raised by me previously remain equally valid now. The proposal effectively means I would look directly onto 20 meters of brick walling in length at ground level and over 9 meters at first floor level. This would decimate the visual amenity currently afforded to myself, the owners of 15 Infirmary Road and other neighbouring properties.

The applicant has already commenced the building work and the foundations have been laid all around the property including the front. I am concerned by this.

In light of the above I respectfully urge you to reject the application.

Yours Sincerely,