



As owner of the neighbouring property I wish to raise strong objections to this proposed extension. No discussion or consultation with me has taken place prior to submission of the plans. My own property sits directly next to Highfield with a distance of only 2.2M between external walls on the side of the proposed extension. The plans as submitted do not show them in the context of my very close property except for the small block plan. It is important to point out that our main living space is on the 1st storey of our property at the same level as the 1st storey of the extension. The proposed extension would 'unreasonably affect' our property as follows: it would significantly impact on outlook from, and light into, our 1st storey dining-kitchen room (a habitable room) due to the height and closeness of the extension 1st storey wall. Importantly, it significantly transgresses the general 45 degree rule as measured from the centre of my nearest 1st storey dining-kitchen window (in fact from the nearest 2 windows) leading to considerable overshadowing and hemming in of my property and outlook. Effectively, where I now have an open outlook from my dining-kitchen windows to the right, this will now be an outlook to the right onto a new large stone wall (approx. 5m long x 3m high) – leading to dominance and a very changed outlook. The extension will also obscure my current direct line of sight from the dining-kitchen windows to the shared electronic entry gates on the shared driveway, reducing security and potentially impeding their remote operation with a fob. The proposed roof terrace on the 2nd storey would intrude significantly on the, currently open, outlook from the Master Bedroom and mean that people using the roof terrace will have a direct line of sight, exceeding 45 degrees, into our bedroom windows leading to 'overlooking and undue loss of privacy to any existing residents', and potential noise when in use, particularly in the evenings or at night. A roof level terrace is very out of keeping with other properties in the area and does not match the existing character of other house(s) rooflines in the locality. It would be useful if a site inspection were undertaken by a planning officer as the impact is quite clear visually. I have also sent fuller comments and diagrams as a .pdf document illustrating these factors to [dc.admin@kirklees.gov.uk](mailto:dc.admin@kirklees.gov.uk) which I wish to be considered alongside these comments.

I have carefully considered the Kirklees Extensions & Alterations SPD (June 2021) in raising these objections.