

I am writing regarding a householder planning application reference: 2024/62/93588/W
Erection of two storey and single storey rear extension at 114 Slaithwaite Road,
Meltham, Holmfirth, HD9 5PW.

Both local and national planning policy have been referred to while making the following comments, as well as the Kirklees SPD (House Extensions and Alterations)

- The submitted drawings don't state how far the extension is set away from the boundary, nor the height of the extensions.
- The 2-storey rear extension is considered overbearing given the distance to my property and most notably adjacent ground and first floor habitable bay windows. We feel this will unreasonably overshadow habitable rooms and private garden areas and will materially affect the amount of natural light currently enjoyed by my property.
- Recently updated plans submitted show the 45 degree projection line to the centre of the bay window rather than the edge which again impacts on the natural light of my property.
- The single storey extension isn't in keeping with the host dwelling (flat roof)
- The extensions appear flush with the host dwelling and not set back therefore not appearing sub-ordinate to the host dwelling.
- We note and agree with the Parish Councils comments dated 14.01.24 – Concerns regarding the scale of the project and the impact on the neighbours.
- Comply or Justify – We don't believe the extensions comply with local and national planning policy therefore where is the justification?
- "The council will be flexible where innovative and contemporary designs which enhance the appearance and character of an area are proposed" – We don't feel that the proposals are innovative or contemporary therefore should this application be refused?
- "The council encourages prospective applicants to discuss their proposal with neighbours before making an application. Not only will your neighbours feel that you have made an effort to keep them informed, it will also avoid them being surprised when they receive our planning application notification letter. It will also give you an opportunity to consider changes to address their concerns before submitting your planning application" – Neighbour did mention a single story extension a few years ago but disappointingly hadn't discussed the two storey proposal so it was a surprise/shock to see the planning application for the first time on social media.