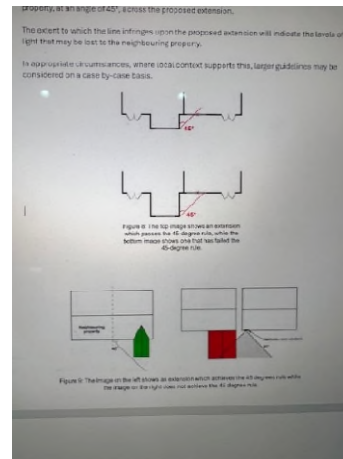
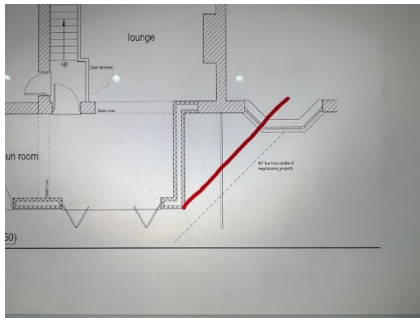


I am writing regarding a householder planning application reference: **2024/62/93588/W**
Erection of two storey and single storey rear extension at 114 Slaithwaite Road, Meltham,
Holmfirth, HD9 5PW.

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 hasn’t discussed the two storey proposal with me.

Key Design Principle 2: Impact on the original house

Extensions should not dominate or be larger than the original house and should be in keeping with the existing building in terms of scale, materials and detail.

We don’t believe the proposals comply with Key Design Principle 2.

4.3 - Neighbouring properties

4.7 - Proposals for extensions and alterations need to consider the impact on the amenity of residents in neighbouring properties and should not cause undue harm. Proposals will need to consider the following key design principles:

Key design principle 3: Privacy

Extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants and neighbours.

We don’t believe the proposals comply with Key Design Principle 3.

4.8 - A reasonable amount of space should be provided around new extensions in the interests of the amenity of future residents and to prevent overlooking and undue loss of privacy to any existing residents, as shown in Figures 6 and 7.

4.9 - The principal criteria for determining space requirements should be good design, respect for site levels, and the achievement of privacy through well planned layouts whilst retaining adequate amenity space for existing and future residents.

Key design principle 5: Overshadowing/loss of light

Extensions and alterations should not adversely affect the amount of natural light presently enjoyed by a neighbouring property.

We don’t believe the proposals comply with Key Design Principle 5.

4.16 - Any house extensions or alterations are expected to not materially affect the amount of natural light presently enjoyed by a neighbouring property.

Therefore, extensions will not be permitted if they unreasonably overshadow neighbouring habitable rooms and private gardens.

4.17 - When assessing the impact of overshadowing on neighbouring properties, the council will, as a starting point, have regard to the 45° guidelines.

A line will be drawn from the midpoint in the nearest habitable room window of the adjacent property, at an angle of 45°, across the proposed extension.

The extent to which the line infringes upon the proposed extension will indicate the levels of

light that may be lost to the neighbouring property.

In appropriate circumstances, where local context supports this, larger guidelines may be considered on a case by-case basis.

Key Design Principle 6: Preventing overbearing impact

Extensions and alterations should not unduly reduce the outlook from a neighbouring property.

We don't believe the proposals comply with Key Design Principle 6.

4.18 - Consideration should also be given to the position of the proposed extension in relation to the sun's path and the impacts of different times of day and year when considering the impact of the 45° guidelines

4.19 - Consideration of the outlook of neighbouring properties will also be considered in assessments of extensions and alterations. Dominance and outlook relate to how an extension will change the character of the neighbouring house and garden and affect the outlook from a neighbour's window. Proposals which would result in a poor or reduced outlook from neighbouring properties are unlikely to be acceptable.

4.20 When assessing the impact that an extension or alteration may have on outlook, regard will be given to the established character of an area and the existing feeling of openness. It is important that neighbours do not feel unduly 'hemmed-in' by the proposals.

5 Detailed guidance for extensions and alterations

5.1 Rear extensions

5.1 Rear extensions should maintain the quality of the residential environment and relate well to the neighbouring buildings. Rear extensions should generally not be visible from the street and should retain a reasonable living environment for the property being extended. This should include consideration of the following:

- Preserving a back garden of a reasonable size, with a general principle that at least half the garden area is retained;
- Being set behind the original building, and not projecting beyond the sides; and
- Maintaining external access to the rear garden.

5.2 - As a general rule, a rear extension should:

- respect the original house and garden in terms of its size and scale; use appropriate materials which match or are similar in appearance to the original house; and
- not have an adverse impact by way of overshadowing or loss of outlook of neighbouring properties.

5.3 - Rear extensions commonly encounter problems by causing overshadowing and loss of outlook to neighbouring properties. Figure 14 shows how unacceptable heights of single storey and two-storey rear extensions can have adverse impacts on neighbouring properties through these principles and would not be permitted.

5.4 - To avoid the problems caused by loss of light, as well as loss of privacy and outlook, the sizes and projections of rear extensions need to be strictly controlled.

Single storey rear extensions

5.5 - Single storey rear extensions can have an adverse impact on

neighbouring properties and gardens. Careful consideration should therefore be given to the design of these extensions to ensure their height and windows do not harm the privacy of neighbours.

5.6 - Single storey extensions should:

be in keeping with the scale and style of the original house; not normally cover more than half the total area around the original house (including previous extensions and outbuildings); not exceed 4 metres in height;

not project out more than 3 metres from the rear wall of the original house for semi-detached and terraces houses or by 4 metres for detached properties;

where they exceed 3m in length the eaves height should generally not exceed 2.5 meters; and retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge.

Two-storey rear extensions

5.8 - Two-storey rear extensions will be considered based on the extent of overshadowing, loss of privacy and outlook. Generally, two-storey rear extensions should:

- be proportionate to the size of the original house and garden;
- not normally exceed 50% of the total area of land around the original house (including previous extensions and outbuildings);
- not project out more than 3 metres from the rear wall of the original house or by 4 metres for detached properties;
- not exceed a height at the eaves of 3 metres where the extension is within 1.5 metres of the property boundary;
- be separated from the property boundary, such as a wall, fence or hedge, by at least 1.5 metre; and
- not adversely affect habitable room windows where they adjoin a neighbour's boundary.

5.9 - Larger extensions may be acceptable in certain circumstances if this can be justified, such as where neighbouring houses have already been extended, and will be considered on a case-by-case basis.

5.10 - Where two storey extensions introduce additional bedrooms overall parking requirements will need to be considered, as stated in Key Design Principle 15.

Part two storey, part single storey extensions

5.11 - Careful consideration should be given to the design of part two-storey, part single storey rear extensions to ensure the proportions reflect those of the original house and that they do not overlook, overshadow or dominate neighbouring properties and gardens.

5.12 - Care needs to be taken to ensure that the placement of windows takes account of neighbouring gardens. A stepped extension where the single storey addition lies close to the neighbouring boundary helps reduce the impact on neighbours. If the site is level and the rear elevations of the dwellings are flush, a 3.0m depth is acceptable provided that the single storey

extension is set a minimum of 1.0 metre away from neighbouring side boundary and the two-storey extension a minimum of 1.5 metre from the shared side boundary.