

TO: MR. MATHIAS FRANKLIN
HEAD OF PLANNING AND
DEVELOPMENT.

28 Hare Park Lane,
Hightown,
Liversedge.
WF15 8DQ

24/02/25

Dear Mr. Franklin,

Re. Planning application 2024/93589
26 Hare Park Lane, Hightown, Liversedge WF15 8DQ
Erection of single storey front extension.

Thank you for your letter dated 30/01/25 informing me of the above planning application about which I knew nothing. These plans had not been discussed with me even though they will have a huge impact on my home as well as my wellbeing and I wish to formally oppose them.

First of all, the proposed extension contravenes the 45 degree Government ruling and will deprive my living room of natural light necessitating prolonged use of artificial lighting. I am with and I no longer drive.

Consequently, I spend most of my time in my home of 30 years. I do not have a television set and I spend my leisure time reading, doing crosswords and cross-stitch all of which require good light; as does housework. This extension will also block the morning sun and its warmth which I enjoy both in my living room and through the east facing window of my kitchen.

Page 2 (of 4)

The French window in my living room will be boxed in by the proposed 3 metre extension to the immediate left and the existing (c. 1 metre) projecting kitchen on the right.

Apart from the violation of the Government regulation (see above) there are other issues arising from this application:

- According to the plans the front aspect of my home will be greatly altered. The French window will be boxed in and a large section of my beech hedge will have been removed and replaced by a 3 metre in length monolith covered in concrete cladding which will dominate my garden. Whereas no. 26 has large gardens to the front, No. 28's garden, because of its border with Hare Park Drive at the side, is fairly small in comparison and is very narrow left of the garden gate. The new extension will overwhelm the garden making it look cramped and dark because of the shade it will create. It may also confuse callers who might think the property is part of no. 26 and will look elsewhere for no. 28.
- Once the section of beech hedge has gone to make way for the development all the noise, mess, dirt etc. associated with building works will be taking place right by my French window. My living room will overlook ~~at~~ building site and I, in turn, will have no privacy whatsoever.

(Page 2 of 4)

Page 3 (of 4)

- Re. Section 10 Materials: Walls (of the application form), in the 'proposed' column the only information concerns cladding; there is nothing about the foundational materials. 26 and 28 were built of brick and the original owners added the cladding - to the front elevation at 26 and throughout at 28, I note that no. 26's extension is to have "random stone cladding" to "match its existing front elevation". However, the south-west elevation which will ~~face~~ face my garden, forming part of its boundary, will have a "Cement render finish" even though my bungalow is completely covered in random stone cladding.
- Questions about after care arise: The south-west elevation will face directly into my garden. The occupants of no. 26 will not be able to see it and will not be aware of the need for repair if any deterioration occurs. I will be the person directly affected and will have to suffer inconvenience, worry and intrusion. New guttering would have to be attached to the existing gutters and such connections can make the guttering vulnerable to leakages. If any part becomes defective or blocked then the gutters will overflow and in the event of very heavy storms rain will pour down the sloping roof into my garden causing puddles or actual flooding - all this unseen by the occupants of no. 26.

Page 4 (of 4.)

In conclusion I would like to say that I find it deplorable that these plans were drawn up and submitted without any reference to me and the dire (to me) situation I would face as outlined in this letter.

This extension would be a new addition to the property next door so cannot be termed 'essential repairs' yet the plans appear to me to presuppose access to my garden in order to build it. This would require my permission as the sole owner of 28 Hare Park Lane. I will not be giving my consent to this and, therefore, any encroachment would constitute trespass.

Thank you very much for your kind attention.

Yours sincerely,