

About the application

Application number: 2025/90084	
What is the application for?:	Prior notification for single storey rear extension
Address of the site or building:	18, Templar Drive, Almondbury, Huddersfield, HD5 8HS
Postcode:	HD5 8HS

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>I, 20 Templar Drive, Almondbury, on the 18/01/25, formally object to the notification of the planned extension to 18 Templar Drive.</p> <p>I am not content for the works set out in your notice to go ahead.</p> <p>The proposed building works raise two major concerns:</p> <p>Structural Damage</p> <p>My major concern is that potentially there could be structural damage to our property, due to the close proximity of the adjoining building. The impact of the single storey extension affects us as immediate neighbours.</p> <p>The proposed building work will negatively impact our household; through noise, nuisance and lack of privacy for the duration of the work (still unspecified in terms of length of duration).</p> <p>But more alarming is that no structural survey has been done exploring the potential damage that could be caused by the building works. Subsidence, caused by the neighbour's extension by digging below our foundations will be costly; estimates for damage caused by subsidence are in the region of £50,000.</p> <p>We are resolute in that no digging below our foundations should be allowed. But our concern is also that digging below the neighbours foundations could unintentionally cause problems for us.</p> <p>The short notice that we have received of the potential building work is both disingenuous and also quite alarming. Legally, we are supposed to receive between two months to a year's notice of any proposed works. We received less than two months' notice initially of the planning application back in December 2024 and now we have received less than two weeks' notice of the amended proposed extension in January 2025.</p>	

To resolve the issue of potential structural damage to our property; we would under the Party Wall Act of 1996 request a full independent survey of the proposed work and any substantial and costly damage that could occur a result of the neighbour's work; due to the close proximity of the proposed extension to our property.

Hedge

In my previous objections report, that I submitted on the 29/12/24; we have a well-established 30-year-old hedge that separates the two properties. This hedge is on our side of the boundary and is our responsibility. In no way do we consent for the destruction of the hedge.

The new notification received 17/01/25, indicates in the new plans, that a two-metre wooden fence is proposed to be built next to the hedge. This will inadvertently affect and destroy the hedge which receives sunlight from across number 18's garden onto the hedge. In short, the hedge will die, deprived of sunlight.

I would like to point out The Criminal Damage Act of 1971; which states that

'...unless you have a lawful excuse, intentionally or recklessly causing damage to "any property belonging to another" amounts to a criminal offence. Legally, this includes a hedge.

Furthermore, causing damage to a hedge where birds are nesting is a criminal offence under the Wildlife and Countryside Act of 1981. This carries with it an unlimited fine and up to six months in prison. From March to September, every year, we have birds nesting in the said hedge.

Both the concerns about serious structural damage to our property and destruction of the hedge are the main reasons why I oppose the proposed single storey extension

Unless we have reassurance from an independent surveyor; which is our entitlement under The Party Wall Act of 1996; I cannot see a way forward.

Naturally, the onus and the expense of appointing a Party Wall surveyor will fall on our neighbours.

Hoping this matter, which has been very unsettling for our family, can be resolved swiftly.