

Address: 9 Bradley Grange Gardens Huddersfield HD21QX

### About the application

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| Application number: 2025/90099   |                                                                                  |
| What is the application for?:    | Erection of single and two storey extensions to the side, front and rear and for |
| Address of the site or building: | 7, Bradley Grange Gardens, Bradley, Huddersfield, HD2 1QX                        |
| Postcode:                        | HD2 1QX                                                                          |

### User comments

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| Type of comment: An objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |    |
| Do you wish your comments to be published on the website anonymously?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | No |
| <p>We wish to object once again to number 7's planning application for the below reasons:</p> <ul style="list-style-type: none"><li>• Too large for the plot to be in keeping with the streets character.</li><li>• Reduction of green space around the property, impacting on local wildlife and overall appearance.</li><li>• There are large conifer trees at the back of the property which are within falling distance of the new proposed plans. These are not listed on the planning forms. Are these to remain? If removed, they will remove any privacy the rear property have from such a large extension. Also impacting on local wildlife.</li><li>• The rear two story extension would significantly impact on the already limited natural light entering number 9 Bradley Grange Gardens Side bedroom (Dorma window to the left of number 9) making the room cold and dark. Increasing energy bills to heat and light the room throughout the day.</li><li>• Upstairs bathroom proposal continues to look directly into my young daughters bedroom which has an open plan shower room. Highly inappropriate to be overlooked, regardless of new plans to have concealed glass. This becomes obsolete once the window is opened.</li><li>• Number 9's window does not have privacy glass as there has never been a need to fit privacy glass due to not being overlooked. Plus, the fact privacy glass again would darken the room and a cost we would have to incur.</li><li>• Concerns regarding increased noise affecting number 9's side bedroom, with a window direct opposite young daughters bedroom.</li><li>• New proposed balcony is not in keeping with the area. Will it be a functional balcony? Or decorative?</li><li>• The plans show the redirection of the underground soil pipe. We have lived here since 2020 ( and my parents 30+ years prior) and there has always been issues with these pipes getting blocked. The new proposal indicates bends in the flow of the pipe, which will increase further risks of problems with the drainage systems.</li></ul> |    |

- The new plans do not appear to have changed, other than the front left side extension being reduced slightly. No consideration has been taken by the planners to review any previous comments made by neighbours who this would affect.
- Number 5 and 9 Bradley Grange Gardens gardens would continue to be overlooked, overshadowed and spoiled by such a large and protruding extension.

I finally refer to the previous plans refusal reasons and believe these reasons are still valid.

\*The proposed extensions by reason of their design, scale and massing would fail to be subservient to the original dwelling, would appear as incongruous and discordant additions to the host dwelling, which would, in turn, harm the character and appearance of the dwelling and the character of the wider street scene.

\* By reason of its close proximity, the proposed development would result in unacceptable levels of overshadowing and be unduly oppressive and overbearing to the occupiers of No.'s 5 and 9 Bradley Grange Gardens, contrary to Policy LP24 of the Kirklees Local Plan, Key Design Principles 5 and 6 of the Council's adopted House Extensions and Alterations SPD and policies within Chapter 12 of the National Planning Policy Framework.

It's also worth mentioning another previous refusal of application 2023/91718 at the site, which sought a similar proposal, and due to it been considered that there would be no amendments achievable within the original description of proposal or which provided the level of accommodation sought the plans were denied.