Good afternoon,

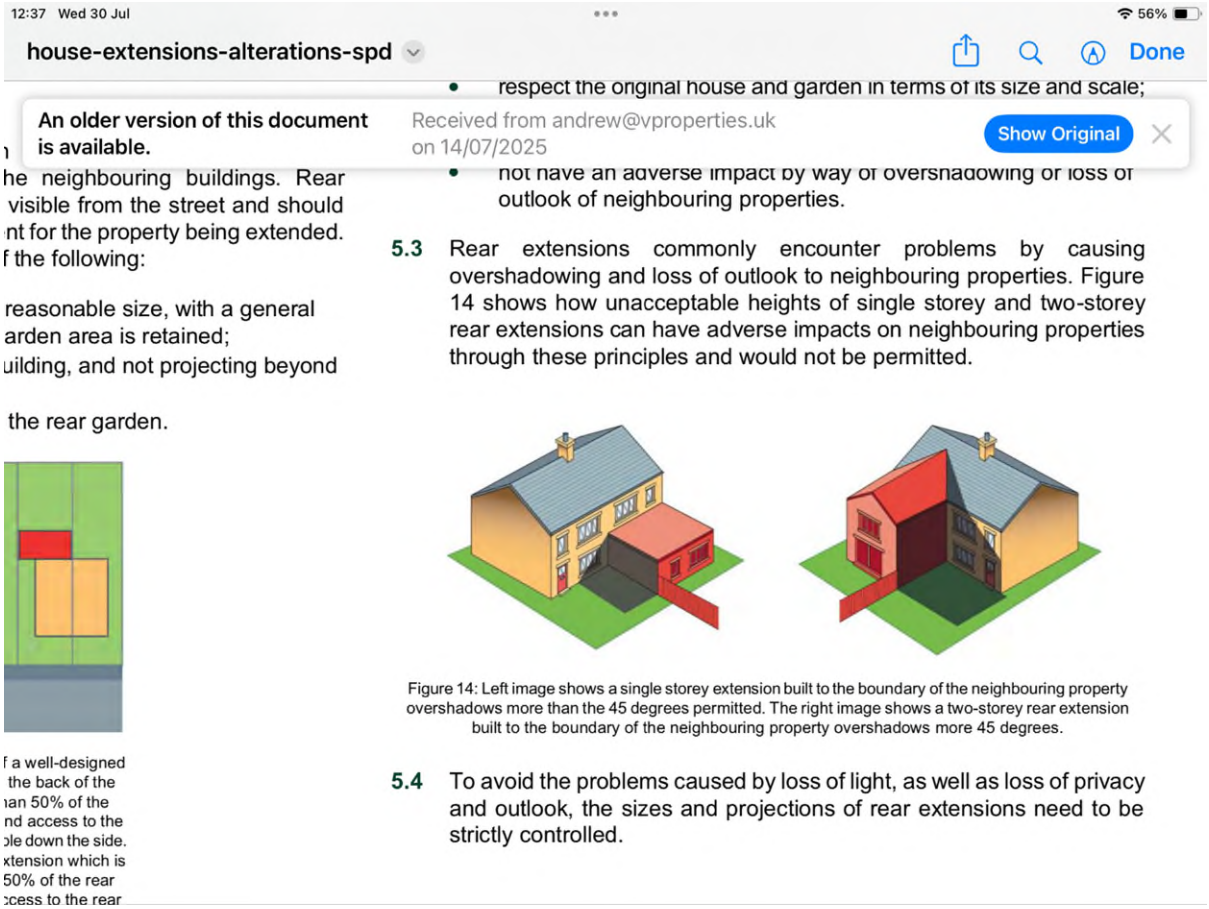
Please can the below representation (objection) be redacted and uploaded to application ref: 2025/90116

From:
Sent: 30 July 2025 22:50
To:
Subject: Complaint for extension of number 42 Birmingham lane

Hi Danielle I suppose as expected here are my complaints for the extension at 42 Birmingham lane meltham ,application number 2025/90116
I have read the advice booklet from Kirklees council house extensions and alterations and my complaints are as follows
To start section 2 /2.16 no consideration of the party wall act 1996 ,no discussion beforehand we only knew of extension the day digger arrived
Section3/3.2 position height of walls ,fences, hedges that form boundaries with neighbours as to whether provide a sense of privacy ,the decking to the rear of 42 Birmingham lane is over 30cm high resulting in neighbours being able to see over hedge into 44 Birmingham lane and also is excessively noisy from the nursery children playing on it ,question as to whether the decking should have planning permission and been built with building regulations
Orientation ,position of house in relation to path of sun and shadow cast from building, 44 Birmingham lane no longer gets morning sun in dining room or patio area at back of house
Neighbour's house ,property boundaries consider impact on adjoining garden ,extension 42 Birmingham lane built right up to if not over boundaries resulting in 44 Birmingham lane having to rearrange garden



Section 4 /4.1 extension to have a positive impact on quality of life for neighbours, 44 Birmingham lane can no longer enjoy mornings having breakfast around the back of house in sunlight or peace and quiet because of noise from nursery children playing on decking, also the same applies to the dining room in number 44 reduced light or no sunlight plus noise from nursery resulting in a positively non positive impact on
4.3 picture



4.7 extensions to consider impact on the amenity of neighbouring properties and should not cause undue harm ,privacy should be designed to achieve reasonable levels of privacy for neighbours ,42 Birmingham lane decking right up to boundaries so can look over hedges
4.8 a reasonable amount of space should be provided around new extensions in the interests of the amenity of further residents and prevent overlooking and undue loss of privacy to any existing residents
4.9 respect for site levels and the achievement of privacy through well planned layouts whilst retaining adequate amenity space
4.19 consideration of outlook of neighbours property, how extension changes character of neighbours house and garden outlook from window ,resulting in a poor or reduced outlook
4.20 established character of area and existing feeling of openness, neighbour does not feel hemmed in ,44 Birmingham lane can only look out onto a brick wall now which has ruined the original outlook and sun which used to stream in through the window of the dining room



5.2 rear extensions should not have an adverse impact by way of overs or loss of outlook of neighbouring properties and should
5.6 rear extensions should not normally cover more than half the house ,not exceed 4 metres in height ,retain a gap of at least 1 metre from a property boundary such as a wall fence or hedge



So in summary we are complaining that the extension breeches all the above points is over 4 metres in height is up to or even over 44 Birmingham lane boundary the decking is way over the 30cm allowed without planning permission or building regulations and was also built for the sole use of a commercial purpose to use as a nursery and as such no thought has been taken at all for the ,privacy, overshadowing, lack of light ,feeling hemmed in ,outlook, loss of amenity for 44 Birmingham lane