

## About the application

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| Application number: 2025/90493   |                                                                                 |
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| What is the application for?:    | Demolition of existing garage and erection of two storey side extension, single |
| Address of the site or building: | 11, Town End Avenue, Wooldale, Holmfirth, HD9 1QW                               |
| Postcode:                        | HD9 1QW                                                                         |

## User comments

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| Type of comment: An objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     |
| Do you wish your comments to be published on the website anonymously?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Yes |
| <p>No 20 Town End Avenue is built on a slope and is located directly opposite No 11. As a result, the occupants at No 20, from their front bedroom window, can already see into the left hand side front bedroom window at No 11. The occupants at No 20 can also look down from their front bedroom and see directly into the kitchen window at No 11. From their lounge they can also already see directly into the kitchen at No 11. This uncomfortable situation will only be exacerbated by the proposed construction of a two - storey extension inclusive of a bedroom window at almost the same height as the front bedroom window at No 20. If the plans are passed, the occupants of both properties will be able to look directly into each others' front bedrooms - not an ideal situation for either neighbour.</p> <p>The proposed two - storey extension will also take away No 20's beautiful view over the hills - one of the main reasons the owners of that property purchased their house. There is no right in law to a view, but, there is a right to light and it is clear from the plans that No 20's right to light will be substantially adversely effected by the erection of a 2 - storey extension directly in front of their lounge and bedroom.</p> <p>The plans generally do not show any consideration whatsoever for other residents of Town End Avenue and have clearly been drawn up solely for the benefit of the occupants of No 11. The latter have already recently erected an unsightly and poorly constructed wooden fence made of what appears to be cheap pallet wood, to the front right of their property if facing it, which said fence is universally thought to be an eyesore by most of the other Town End Avenue residents.</p> <p>The said plans at No 11 include a drive way for 3 cars to be located directly opposite the driveway for 2 cars at No 18 which is clearly a matter for the Highways Department from a safety point of view - especially as the new driveway will be situated just yards from a blind bend on the Avenue and close to the other bend on the Avenue leading down to Town End Crescent. In fact there are already 2 driveways at No 11 but only 1 of them appears to be used as a driveway as the other is consistently covered by building debris, a skip and bags containing building materials.</p> |     |

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The plans as regards the rear extension at No 11 will adversely effect the occupant of the bungalow on Town End Crescent because the view from their kitchen window will now be of a two - storey brick wall. The said wall will only be metres away from their side elevation in which their kitchen window is located. To make matters worse, they will also be overlooked by the proposed new rear bedroom window at No 11 on the second storey.

The plan to erect a storm porch to the front of the property is supported by the occupants of No 11 with photos of other porches on the Avenue but, again, this will be a proximity issue for No 20. The porches in the photos are attached to properties which are much further apart from each other than No 20 and No 11. The plan to erect the said porch is apparently to "improve practicality" and "comfortable access from car to home, with children, shopping, good access to the garden and security, particularly important for the children and dog to use the garden safely..." This is simply not born out by the facts as there is currently no existing gate on the garden at No 11 and only a partial fence so nothing to prevent anyone (occupants at No 11, the dog and others) from freely entering and leaving the drive way and from accessing the garden and/ or car both of which are only a few yards from the front door at No 11! A robust gate and full fencing would provide better security for the children and dog at No 11 than a porch.

As regards improving the "aesthetic and kerb appeal of the property" the plans will result in this property being almost doubled in size which is not in keeping with other nearby properties.

As has already been mentioned to the planning officer in this case, Joshua Merriman, a planning lawyer is currently being consulted by some of the residents on Town End Avenue.