

Address:

About the application

Application number: 2025/90591	
What is the application for?:	Erection of two storey rear extension
Address of the site or building:	47, Butternab Road, Beaumont Park, Huddersfield, HD4 7AR
Postcode:	HD4 7AR

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
We wish to strongly object to the erection of a two storey Extension at 47 Butternab Road Beaumont Park for the following reasons:- This will have a severe impact on us because of it's size, physical mass, height and closeness to our rear windows and conservatory causing a dominantly overbearing effect. This will be made predominantly worse with our ground levels being approximately 1.1/2-2 metres below those of No.47. All the rear gardens down Butternab Road are longer the further down you go but our rear garden and that of No.47 are considerably shorter as we are at the top. This means that the rear wall of the proposed extension will be in very close proximity to the boundary hedge. With reference to Kirklees House Extensions & Alterations Supplementary Policy Document (SPD) Principal 6 Key - Preventing overbearing impact Extensions and alterations should not unduly reduce the outlook from a neighbouring property. With reference to Kirklees House Extensions & Alterations Supplementary Policy Document (SPD) 4.19 Consideration of the outlook of neighbouring properties will also be considered in assessments of extensions and alterations. Dominance and outlook relate to how an extension will change the character of the neighbouring house and garden and affect the outlook from a neighbour's window. Proposals which would result in a poor or reduced outlook from neighbouring properties are unlikely to be acceptable. 4.20 When assessing the impact that an extension or alteration may have on outlook,	

regard will be given to the established character of an area and the existing feeling of openness. It is important that neighbours do not feel unduly 'hemmed-in' by the proposals

The upper & lower windows of the extension would overlook our rear garden and totally destroy our privacy and well being.

Key design principle 3: Privacy

4.8 A reasonable amount of space should be provided around new extensions in the interests of the amenity of future residents and to prevent overlooking and undue loss of privacy to any existing residents, as shown in Figures 6 and 7.

4.9 The principal criteria for determining space requirements should be good design, respect for site levels, and the achievement of privacy through well planned layouts whilst retaining adequate amenity space for existing and future residents.

5.1 Rear Extensions

Rear Extensions should not be visible from the street but the extension at No.47 will be clearly visible from Beaumont Park Road.

We would point out that neither ourselves or any of the close neighbours appear to have received any Planning Application Notification Letter mentioned under Discussion with Neighbours 2.15.

As you will have realised from our comments our main concern is the total loss of privacy and the extreme dominance we will feel with a proposed 2 storey extension.

We would be obliged if you would not publish our name & address on the Council's website.