About the application

Application number: 2025/90961	
What is the application for?:	Erection of two storey side extension with conservatory and balcony to rear elev
Address of the site or building:	259, New Hey Road, Oakes, Huddersfield, HD3 4GH
Postcode:	HD3 4GH

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

REASONS FOR OBJECTING TO THIS PLANNING APPLICATION

We understood from the applicant that this application was to be for a Juliette Balcony on the opening doors on the middle floor of their house. This would be in keeping with other houses in the vicinity including the next door neighbour. We had no reason to anticipate that this application would include such a substantial building with a balcony and a conservatory that would overshadow our premises, removing our privacy as well as light and sunshine from an important living room.

Although there is currently a single story extension to the side of their house, a two story extension with windows overlooking us would also affect our privacy as well as overshadowing us.

1. Impact on neighbouring property and Loss of light and Overshadowing

We bought this because there was a room

This room will suffer from loss of light as well as being completely overshadowed (refer to photo showing the current view from the window). The balcony and conservatory are at the level of the middle floor of their house and will need to be sited on a substantial built base. This will be right outside the window of our ground floor room and will totally dominate and overlook the room taking the light and privacy from it. The balcony will also look directly down in to this room.

This is currently a bright and sunny room and the development will completely block out this sunshine leaving it dark and depressing.

The mass and materials are also of concern because of the visual impact of the development as this will be very close to this room.

The plan of the proposed two storey extension on the side of the house includes no information about windows. In advance of this planning application a substantial hole

information about windows. In advance of this planning application a substantial hole has already been created in the side of the building that also overlooks our premises. This a large enough to contain sliding doors and we are concerned that this side extension will also - and separately - overshadow us, affecting our privacy.

2. Design and Appearance

There are no other rear extensions along the line of the buildings on the row of houses where the applicants house is the final one. The photo below shows this. The line of the balcony and conservatory extend beyond the building line of any of the other houses thereby affecting our house.

The application in incompatible with other houses nearby.

3. Better alternative site

All other buildings on the row of houses that this applicant has their house on have their balconies on the equivalent of the lower level of this house where there their house already has a terrace built. A conservatory built at this lower level (see photo) would still remove privacy from an important room in our house, but not overshadow or dominate it or remove sunlight as this current application will do. This would also be more in keeping with all the other houses in the area.