

Address: 16 Harefield Drive Batley Wf17 0pq

### About the application

Application number: 2025/91357	
What is the application for?:	Prior notification for single storey rear extension
Address of the site or building:	14, Harefield Drive, Birstall, Batley, WF17 0PQ
Postcode:	WF17 0PQ

### User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No

The proposed extension is quite large in comparison to the scale of the house and will significantly block light to neighbouring gardens due to the positioning of it.

The windows proposed on the side of the extension will be facing directly into neighbouring gardens, making them overlooked and reducing privacy. Even though they are proposed to be glazed with obscured glass, when open they will allow a view directly into the neighbour's garden and property, and also allow noise from inside the property to project into the neighbour's garden and home.

Due to the scale of the extension, the pitch of the roof is extremely shallow, will not allow for proposed skylights and will certainly not look in keeping with the area or original dwelling.

Other planning permissions for similar have been rejected in the very close local area for these reasons, stating "The development proposed, due to scale and layout in close proximity to the neighbouring property, would result in an unacceptable bulk and massing which would have an overbearing impact on the adjacent neighbour's property therefore cause significant harm to residential amenity... it would result in an incongruous addition... and would cause significant harm to visual amenity " It was stated in the rejection of planning for the very similar application on an adjacent street that it did not meet; Policy LP24 of the Kirklees local plan, Key design principle 2, 4, 5 and 6 of the House Extensions and alterations SPD, Chapter 12 of the National Planning and Policy Framework.

It is also a high-risk area for development according to mining surveys and gas protection measures are required.

There have been issues with shared waste water pipes in the past, sourced from number 14. Access to these pipes for maintenance and repair work will be covered should the proposed extension take place making any work needed far more difficult and significantly affecting the well being of neighbours.

There is a large tree in the back garden of the proposed property, which is home to a colony of bats. Bats are protected by law under The Wildlife and Countryside Act 1981, and European law and any building work that could affect their roosts or habitat requires mitigation measures and potentially a licence. If the proposed extension takes place it will bring the property very close to this area of the garden, potentially disrupting the animals or their environment, as may the building work while it is under construction. Planning authorities have a legal obligation to consider the potential impact of any development upon bats and their roosts.