Address: 14 St Andrew's Crescent Bradford BD127EL

About the application

Application number: 2025/91557	
What is the application for?:	Erection of first floor side extension on supports
Address of the site or building:	12, St Andrew's Crescent, Oakenshaw, BD12 7EL
Postcode:	BD12 7EL

User comments

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

Date 06/08/2025

Application Number 2025/62/91557/E

Location
In relation to the plans for 12 St Andrews Crescent, Oakenshaw, Bradford,
(Case Officer Faiza Bano).

Objection - Application Number 2025/62/91557/E

In relation to the proposed extension 12 St Andrews Crescent and the impact / effect on the neighbouring property No. 14 St Andrews Crescent, Oakenshaw, Bradford, West Yorkshire, BD127EL.

I write in connection with the above planning application
(No. 2025/62/91557/E). I have examined the plans, and I know the site well. I strongly object to the proposed extension in this location.

I understand many of the neighbours locally to the proposed extension, also share these concerns.

Please refer to Planning Application 2014/62/93196/E, a first floor side extension with supporting pillars. This was refused, as "by virtue of the roof design and overhang supported by pillars will create a visual imbalance and will appear as an incongruous and prominent feature in the street scene. The proposal would therefore be harmful to the visual amenity of the area contrary to policies BE1, BE2 and BE13 of the Kirklees Unitary Development Plan and Policy in Chapter 7 of the National Planning Policy Framework, Requiring space Good Design". The reasons for the original appeal still stand and are still relevant

The new proposal potentially is nearer to the boundary than the initial proposal.

The proposed extension by virtue of the combination of the height, projection and proximity to the boundary will result in an overbearing structure which due to the orientation of the properties will cause overshadowing of the neighbouring dwelling No. 14. This also would cause a decrease in natural light. The proposed extension being even closer than the existing single storey extension.

The supports for the additional storey will be required to be positioned on the jointly owned boundary wall. No discussion has yet been held about how the applicants will access the construction without crossing onto the driveway of No. 14. We have yet to understand the load bearing implications of the structure being placed on the boundary to No.14 the neighbouring property.

In summary, the proposed extension will create a visual imbalance being a prominent feature in the street scene and will be harmful to the visual amenity of the area. Positioned on the boundary wall, by virtue of the design and overhang supporting pillars will be overbearing / overwhelming to our property.