

Address: 44 Station Road Huddersfield HD8 0AD

### About the application

Application number: 2025/91627	
What is the application for?:	Erection of two storey extension to side and front, balcony to rear and associat
Address of the site or building:	42A, Station Road, Fenay Bridge, Huddersfield, HD8 0AD
Postcode:	HD8 0AD

### User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
Reference 2025/62/91627/W	
<p>I wish to record my OBJECTION to this planning application.</p> <p>My reasons for this are based upon guidance provided by Kirklees Council Documents - House Extensions and Alterations SPD2012 / Local Plan Policy LP24 Design Principles and are as follows:-</p> <p>The proposed extension is considered to be disproportionate and an overdevelopment of a garden site. It leaves virtually no space to the east and southern boundaries of the build within the plot, thus minimising amenity space.</p> <p>Furthermore it is to be noted that development of a 4 bedrooms detached property has already been approved on this site and this application represents an additional build.</p> <p>The development is not in keeping with properties in the area in terms of scale and the extension is not subservient to the existing dwelling.</p> <p>In relation to my neighbouring property, its design and alignment, minimises the visual amenity I have, which has been in place and appreciated for decades.</p> <p>The proposal has a significant impact on residential amenity for any future owner or neighbouring occupier. This is due to its proximity to the boundary of other properties, not only neighbouring outwith the plot, but also within the existing plot described as 42a, leaving a minimal area to address any possible landscaping.</p> <p>The extension negatively impacts privacy to my property and garden space, affecting the quality of life for us as neighbours.</p> <p>The rule of 45 degree results in visual sight of the extension from more than one</p>	

The rule of 45 degrees results in visual sight of the extension from more than one habitable room in my property, thus affecting the outlook from it.

Development will result in work within extremely close proximity of my property and will cause undermining and erosion to land forming part of my garden.

The proposal will interfere with current sewage pipework and outlets from not only mine, but additional neighbouring properties. This system on the proposed development plot has been the source of historic problems and access is essential by the authorities.

It can be concluded that the proposed extension does not respect, nor enhance the local character of the area. Each property surrounding the existing dwelling is in keeping with the other, affording no undue noise or disturbance and no loss of light and privacy from neighbours. The application to build this extension disturbs this norm, which has been appreciated since the original build of the surrounding properties, none of which are overbearing on the other.

This application to extend the existing dwelling, will certainly result in an overbearing structure that is disrespectful of the area. It will afford the proposed property, upon completion, a privileged outlook, which is to the detriment of others.

Finally I would draw your attention to false declarations within the 'statement to support planning' documentation.

It is stated 'the extension is hidden well away from public view including from neighbours'. This is a misleading statement and could not be further from the truth. Any inspection of the site by Council Representatives would prove this.

It continues:- 'There is no detrimental effect on neighbours amenities'. Again this statement is false and categorically denied.

Given all of the above, I respectfully request that my objection is upheld by the Council and this application is refused.