

Address: 46 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
<p>Please accept my strong OBJECTION to the above planning application.</p> <p>This planning application includes a supporting document prepared by AK Planning, within which there are factually incorrect, therefore misleading statements. For example it states "The extension is hidden well away from any public view, including from neighbours." This is factually incorrect, as I will be able to see the whole of one side of it from the room where I am typing this. It will also be in full view from number 44 Station Road from several window, including habitable rooms.</p> <p>Also stated and hereby contested is "Except for one obscure glazed bathroom window, none of the proposed windows face, at any kind of proximity, towards the neighbours." This is contentious, as the Velux windows will have a clear view of 44 Station Road, so it depends what style of Velux they are. Plus there is a large ground floor window which has clear line of sight of no 44 (re 45 degree rule).</p> <p>Also stated and hereby contested is "There is no detrimental effect on neighbour's amenities." If this statement means (as per the London Plan) the quality of life of neighbours, then I believe it's untrue as it will be over-bearing and create shadow in the garden of 44 Station Road, affecting outdoor life during spring and autumn, as well as reducing valuable sunlight on the garden of 44 Station Road during winter when the sun is at its lowest. The residents of no 44 spend much of their leisure time in their garden, as part of their mental well being, which I believe will be greatly compromised by this extension overshadowing their garden.</p> <p>As well as being over-bearing, this extension would also reduce the view from the garden of no 44, therefore negatively affecting the feeling of space and openness when outside.</p> <p>I hereby reference the Kirklees SPD "To avoid the problems caused by loss of light, as well as loss of privacy and outlook, the sizes and projections of rear extensions need to be strictly controlled." Hopefully this is relevant in this context.</p> <p>The Kirklees SPD also states "Any house extensions or alterations are expected to not materially affect the amount of natural light presently enjoyed by a neighbouring property. Therefore, extensions will not be permitted if they unreasonably overshadow neighbouring private gardens."</p>	

neighbouring private gardens.

I claim that this proposal will have a negative effect on the area's character and more seriously, may set a precedence. This plot (42A) already has a dwelling being build on it which is a four bedroom detached property. Therefore this planning applications should not be considered in isolation. It is over-development of the plot and is not in keeping with the neighbourhood as a whole. There is very little land around the eastern and southern boundaries of the proposed extension, which may affect amenities for future occupants.

Also, the location plan submitted with this application omits the new detached property, which is misleading and creates a false perception of space in the plot.

The proposed extension is not subservient to the existing property, having 50% more living space than the existing bungalow (in which the basement isn't lived in). Also, the footprint of the proposed extension is almost 80% of the size of the existing bungalow, which I believe is out of proportion.

The ridge height of the proposed extension is the same height as the existing bungalow, which is not acceptable.

I believe the applicant may require permission from the relevant water authority and / or a build-over agreement regarding sewerage pipes from 44, 46 & 48 Station Road that travel directly across the land where this extension is planned ?? Currently they are 60 cm to 100 cm above ground level and have been for several years now. I would be interested to understand how the applicant intends to accommodate these pipes into the foundations of the proposed extension, as I know these pipes have had blockages in the recent past that directly affected both no 44 and 46 Station Road. There is a really big tree in a neighbour's garden (south side) which should it fall, is easily within reaching distance of the proposed extension.

In conclusion the planning application for a proposed extension to the existing bungalow known as 42A Station Road contravenes the Kirklees Council House Extensions and Alterations SPD June 2021 in the following ways:

Key design principle 1: Local character and street scene: Extensions and alterations to residential properties should be in keeping with the appearance scale design and local character of the area.

Key design principle 2: Impact on the original house: Extensions should not dominate the original house and should be in keeping with the existing building in terms of scale, materials and detail.

Key design principle 3: Privacy Extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants and neighbours.

Key design principle 5: Overshadowing/loss of light: Extensions and alterations should not adversely affect the amount of natural light presently enjoyed by a neighbouring property.

Key design principle 6: Preventing overbearing impact: Extensions and alterations should not unduly reduce the outlook from a neighbouring property.

Key design principle 7: Outdoor space Extensions and alterations should ensure an appropriately sized and useable area of private outdoor space is retained. Normally at least half the garden area should be retained as part of the proposals.

I strongly object to this planning application.