

From:
Sent: 04 September 2025 18:19
To: DC Admin
Subject: Objection to planning application 2025/92135

**OBJECTION TO PLANNING APPLICATION 2025/92135
2 HOLLYBANK AVENUE, BATLEY, WF17 0AQ**

> Dear Sir/Madam,

>

> My wife and I live next door at 4 Hollybank Avenue. We OBJECT to the above planning application.

>

> 1. Background

>

> I have spent the majority of my life living at 4 Hollybank Avenue: growing up in the 1970s whilst a pupil at Batley Grammar School and, more recently, with my family when we moved into the house in 2009.

>

> 2. Reasons for objection

>

> 2.1 Scale and massing

>

> Hollybank Avenue is a development of houses which were built around 1970. There are around a dozen detached houses built in 4 different styles that match through the avenue.

>
> The planning application proposes a near doubling of number 2's footprint as well as an increase in height with additional second floor accommodation. The precise dimensions are not clear from the plan but it appears the building will be at least 2 maybe 3 feet higher (6 courses of bricks), possibly more when a new roof is added.

>
> Clearly, such expansion is not in keeping with the remainder of the houses on Hollybank Avenue and there would be a negative impact on the street scene and with a 6 bedroom house being planned there will be implications for parking in the future.

>
> I believe that the planning application for number 11 Hollybank Avenue Planning application number 2021/91168 was rejected for similar reasons

>
> 2.2 Impact on privacy and light

>
> The plans would have a devastating impact on us. The 3 metre wall adjoining our rear garden, built right on our border, would block out sunshine and light and windows and the new, dormer-windowed second storey would overlook our garden and result in loss of privacy. We enjoy the use of our rear garden, especially on sunny days - this enjoyment would be completely compromised. Our garden would feel more like a prison yard bordered by a 3 metre wall.

>
> 2.3 Drainage sewage and maintenance

>
> It is not clear from the plans how drainage from the roof of the ground floor extension would work. Would water cascade from the roof into our garden? Presumably there would be guttering, some of which would need to be on the ground floor elevation bordering our garden. Where would the downpipes be positioned and where would they drain away? How would the guttering be cleaned without access (the large deciduous trees which are not mentioned in the application on the adjoining property discard a huge quantity of leaves)? This

does not appear to have been thought through. One of these trees would be within 3 meters of the new build and two others would be within 5 meters, clearly within falling distance.

Also the main sewage pipe for Hollybank Avenue runs through the middle of our back garden and into 2 Hollybank Avenue where it makes a right angle back into the avenue road. This sewage pipe regularly gets blocked and needs access to clear. The rear extension is proposed to be built directly over this main sewage pipe.

>

> 2.4 Access

>

> Unless compelled by the courts under the Access to Neighbouring Land Act 1993, we would not permit access to build or maintain or clean the elevation which adjoins our garden. We would fight any move to secure access in the courts. Without legal permission, entering our garden would constitute trespass. Similarly, we would not permit erection of scaffolding, digging of foundations which encroaches on our property or removal of our existing wooden fence. It seems likely there are Party Wall Act implications which have not been considered.

>

> 3. Other considerations

>

> You may note that number 2's utility room adjoins our property. This was built around 30 years ago without planning permission. More recently, you should note that the current owners of number 2 have asked permission to enter our garden to clean the utility room windows. I have refused and will continue to do so.

>

> 4. Conclusion

>

> My wife and I urge you to reject the planning application.

>

> Yours ..