Address: 12 Crowlees Gardens Mirfield Wf149nz

About the application

Application number: 2025/92431	
What is the application for?:	Demolition of existing garage and erection of side and rear extensions, erection
Address of the site or building:	19, Westfields Avenue, Mirfield, WF14 9PN
Postcode:	WF14 9PN

User comments

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

We are objecting to the proposed overdevelopment of a 2 bedroomed detached bungalow with kitchen and lounge to a 4 bedroom (1 ensuite), kitchen/diner, lounge and study. The current property having a ground floor area of 75 square metres which will be extended to a ground floor level of 150 square metres plus proposed first floor of approximately 150 square metres. This proposal will be a 5 fold volume increase on the original property for the whole of the proposed building, taken from the plans dimensions.

The rear elevation (which faces onto our home) of the current low hip-roofed building is 7.6 metre wide, which is proposed to be changed to a high ridge-roofed building 18.2 metres wide. The roof has been made even higher by moving the overhang forward over the front building line.

Most of the rear of the extension is either on our fence-line or within inches.

The original property which faces onto the back of our home has two bedroom windows which currently face into the garden so currently have little impact. The proposed building will have two living areas (one with patio doors!) directly overlooking our property and garden, with a further door and window to the utility, two skylight windows and two dormer windows to the bedrooms on the proposed first floor.

This proposal will massively take away our privacy in our home and garden, especially as the current bungalow site is already elevated in relation to our house and garden.

We are clearly severely impacted by the proposals made on this plan, on privacy, intrusion, light and proximity. There has been no indication of finish to the property (bricks, rendering). If the latter is used it will be an eyesore both back and front.

This site must be visited before this plan is considered further to appreciate the negative visual impact and loss of amenity the property will have on the surrounding area.