

DC Admin

From:
Sent: 12 October 2025 19:21
To: Planning Portal
Subject: FAO Morgan Braithwaite Re: Planning Portal Reference: 2025/92698
Attachments:

Importance:

Categories:

Dear Sir/Madam

I am writing about concerns regarding the planning application:

Application details

Application number

2025/92698

Last updated

2025-09-25

Applicant

A Razzaque

Location

11, Heathdale Avenue, Birkby, Huddersfield, HD2 2XT

Description / development

Erection of single storey rear extension and alteration of flat roof to duo pitched roof over garage

Case officer

Morgan Braithwaite

Date registered

2025-09-25

Received

2025-09-25

Validated

2025-09-25

I am writing as I have some concerns regarding this application, which I feel may have a direct impact on my property and the residents living here.

I have outlined these below and would be very grateful if these could be considered accordingly.

1)

The application states there are no trees in vicinity of the proposed extension. This is untrue; there are a long line of very old and tall conifer trees on the boundary between No.11 and No.9. Please refer to pictures attached.

Where the trees are currently located, this is where I am assuming the outer wall will be built if it to be in line with the rest of the property as illustrated in the submitted drawings. It would be helpful to know how this outer wall will be built without removing these trees, which given their size does not appear to be feasible that the extension could be built without their removal.

I would also like to mention a wall was built which has been in place for over 25 years. I strongly object and oppose the use, damage or removal of this wall in any manner should planning permission be granted.

Furthermore, the removal of these trees may cause extreme damage, along with the associated debris and litter which is highly likely to affect my property. Additionally, due to the quantity, age and height there is a risk of these trees falling causing damage during removal. As the applicant has denied their existence in the application, this is of grave concern to me

2)

Another concern is the positioning of the skylights which will no doubt impinge on the privacy of anyone resident at No. Based on the illustrations submitted these are potentially in direct line of the main bedroom on this side of the house.

This is very concerning as I am aware standing that far out privacy will be affected through double skylight windows where it is easier to covertly look up at an angle straight into the window of the bedroom seriously compromising privacy. Please refer to pictures attached.

3)

Finally, I could not find details of the height of the proposed extension as I also have concerns of it blocking sunlight into the back living room and kitchen due to overshadowing of the build itself if it is too high. Reduced sunlight is likely to have an impact on the quality of living, as they rely on the garden and natural sunlight it affords as part of their health and wellbeing. this is often their only outside space.

For your understanding, I have attached some pictures regarding the trees in question, which also highlight my concern about the positioning of the skylights. Some of these have been taken from the bedroom which will be affected.

I would expect them to be able to covertly see up into this bedroom as well.

I would highly appreciate my concerns are considered when making decision on the outcome.

If you have any questions or require further information, please do not hesitate to contact me.

Many thanks for taking the time to consider my concerns.

Photos supplied for 2025/92698

Picture 1 of 9



Picture 2 of 9



Picture 3 of 9



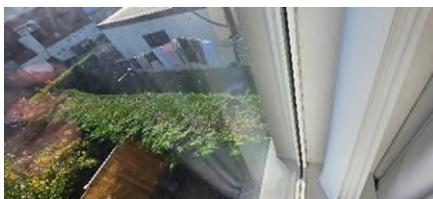
Picture 4 of 9



Picture 5 of 9



Picture 6 of 9



Picture 7 of 9



Picture 8 of 9



Picture 9 (Screenshot)

17:32 [notification icons] [signal strength] [71% battery]

kirklees.gov.uk/beta/planr

Type:
Walls

Existing materials and finishes:
Stone to front and back and brick to side

Proposed materials and finishes:
To match existing

Type:
Roof

Existing materials and finishes:
Tiles

Proposed materials and finishes:
To match existing

Planning Portal Reference: PP-14356478

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes
 No

If Yes, please state references for the plans, drawings and/or design and access statement

See Drawings

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

Yes
 No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes
 No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes
 No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

Yes
 No

Parking

Will the proposed works affect existing car parking arrangements?

Yes
 No

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

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