

1/12/25

Planning Department
Kirklees Council
dc.admin@kirklees.gov.uk

Re: Objection to Planning Application – 2025/92799
Site Address: 26 Inglewood Avenue, Birkby, Huddersfield. HD2 2DS

Dear Sir/Madam,

I am writing to lodge a formal objection to the above planning application with reference to no. 24.

The proposal involves the conversion of the existing single-storey garage into a reception room and the construction of a first-floor extension above the garage to create a bedroom and bathroom. We respectfully request that the Planning Officer considers the following concerns:

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1. Loss of Natural Light / Impact on Residential Amenity

The proposed first-floor extension will significantly reduce the natural light entering the side rooms of no. 24.

Currently, the single-storey garage allows adequate daylight, but the increased height and bulk of the extension will block sunlight and create overshadowing. This will have a direct negative impact on the living conditions within no. 24

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2. Harm to the Character of the Area

Most properties on this street have single-storey garages. The proposed two-storey extension would be out of keeping with the architectural pattern and established character of the area.

The new extension would appear bulky and disproportionate, disrupting the uniformity of the neighbouring houses.

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3. Overbearing Impact on no. 24

The increased height and mass along the boundary will create an overbearing and oppressive effect when viewed from no. 24 and garden.

The large side wall of the extension will dominate the boundary, reducing both daylight and the sense of openness.

Conclusion

For the reasons above—loss of natural light, harm to the character of the area, and the overbearing impact—I respectfully request that this application is refused.

Thank you for considering this objection.

Yours faithfully,

PS. Please post the above online anonymously. Thank you