Official Objection to Planning application number

2025/62/93123/W

237A New Hey Road

HD3 4GH

Please accept this as an objection to the planning application reference above ***"Erection of rear balcony with balustrade and 1.7m high privacy screen to each side"***

Please not my objections are beyond what is set out in the title of the application description and below aims to explain why.

1: Rear lower house extension, my understanding is that planning permission is not required for a lower ground single story extensions within specific measurements. So under 3mtrs high and doesn't exceed 50% of your garden.

a) *The extension currently built with no planning I believe is higher that the 3mtrs high and 3mtrs wide.*
b) *The impact means it is imposing and cast shade to my garden.*
c) *Is close to the party wall and my property as a semi detached.*
d) *No consultation has taken place with ourselves as adjoining neighbours, as part of any prior approval notification of the current application.*
e) *The extension is not part or existing as outlined in the application. At the time of submitting the application the extension continued to be built and extended. (Photographic proof can be provided on request)*
f) *The extension was built with the intention of a balcony, as floor joists were built within/on the extension (again photographic proof can be provided) prior to any planning application.*
g) *Again the extension was built with a balcony in mind as the two separate rear existing lounge and dinning room windows have been removed and an opening to accommodate bi-folding doors which have been measured for by a window company as I have witnessed.*
h) *No planning application has been submitted for alterations and removal of the first floor windows and brick work to form a single opening for bi-fold doors?*

2: Balcony to newly built (not completed) extension as described above.

a) *The proposed Balustrade will sit on top of an extension that continues to be built and due to the increased height I believe it to be over 1.7 mtrs, so the total height needs to be considered.*
b) *The proposal is for privacy glass/screen to be used to the sides. This allows for an element of privacy into my lounge window if people choose not to look over the balustrade. Consideration needs to be given to the fact the properties are attached and the lounge and dinning room windows are to the rear of the property, these are habitable parts of my home which as a family we use daily*

and can't avoid. So when looking out of my lounge or whilst cooking I am faced with a balcony and so called privacy screen. This doesn't reduce the intrusive nature of the building.

c) *Although it's privacy glass to the sides, its nature and the structure is intrusive and will affect the light and shading to my home and impact on the landscape of my view.*
d) *The balustrade is in direct view from my lounge window and can also be seen from my kitchen whilst cooking which is at the front of the property. So basically straight through my house.*
e) *The separation distance from my property and the neighbouring balcony is minimal and I wish this to be considered as part of my objection. The extension and balcony are very close to the "Part wall" for which no legal party wall agreement is in place. To note they have taken their part of the adjoining chimney out, affecting weight distribution. Which is a separate matter and I know won't be considered as part of this objection.*
f) *This balcony will also have a negative affect my privacy within my south facing garden. The application mentions side privacy screens but does not consider the front of the balcony which will still directly look onto my garden. Again affecting my privacy for which I have no way of protecting, as the balcony in on the first floor.*
g) *The proposed balcony if measured I believe is not within 45 degrees and poses as overbearing to our adjoining home.*
h) *I have asked my neighbours of their intention and informed that I would object on the grounds of privacy. There response is they are building it anyway. I feel this is a reflection of their intension and their unwillingness to not reach any compromise.*
i) *The balcony is not in keeping with neighbouring properties. The nearest property with a full width of house balcony overlooks playing fields and not overlooking other properties as this one does.*

3: Commencement and continuation of work without planning permission

a) *The building of the extension and proposed balcony have commence and continue without any planning permission and have only been submitted as part of my complaint and at the request of the local authority*
b) *The opening for the bi-folding doors has been created, by removing the lounge window and putting in a steel girder. This implies the owners expectation that planning will be granted. As it can't be deemed safe to have full house width bi-folding first floor doors onto a flat roof?*
c) *The impact is such and that the neighbours facing the extension have now put their house on the market. Having made previous complaints in relation to this matter, they are now sceptical of the impartiality and fairness of the application*
d) *The planning application that was put on display has been removed and was only in place for 1 week. I did notify the Local authority of this but up to now (16-12-2025) it remains absent.*

I hope my objections are considered on the overall basis of impact on privacy, overbearing to my garden and interfere with my line of view from lounge and kitchen (most habitable parts of my home).

I also note that I feel a fair compromise would be a flat roof to the extension, with possible sky lights if light is needed. They would have a garden and the additional space they wish to create.

With Thanks

237 New Hey Road.

Picture 1: Builder standing on the roof of first floor extension. As you look at my front room window.

Picture 2: Floor Joists to the roof on extension, picture taken from my lounge window.

Picture 3: View from my Garden, party wall to be noted.

Picture 4: View from my kitchen of builder fitting floor joists. Note I would be looking at privacy glass.

Picture 5: View from my garden, showing the windows that have been removed for the bi-folding doors. Also showing the height of the extension, which has now been added to further since this photo was taken. Also shows the closeness to my lounge window. The added red bricks and insulation are now added making it closure.