

DC Admin

From:
Sent: 12 December 2025 09:54
To: DC Admin
Subject: #Objection to Planning Application 2025/62/93287/W

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17 Smithy Way

Lindley

Huddersfield

HD3 3ZD

12th December 2025

Dear Sir / Madam,

Re: Formal Objection to Planning Application 2025/62/93287/W – Proposed Extension to 19 Smithy Way

I am writing to formally object to the above planning application. I am the owner and resident of 17 Smithy Way, the property directly attached to 19 Smithy Way. I believe the proposed west-side extension would significantly and unreasonably impact my property, particularly by blocking natural light and creating an overbearing, enclosed outlook. I have referred to the Kirklees, House Extensions and Alterations SPD below.

My objections are as follows:

1. Boundary concerns – SPD Point 2.16 and 3.2

The plans indicate that the current boundary fence would be removed and replaced by the extension wall. This was not discussed with me, and I do not consent to the removal of this fence.

The fence clearly marks the legal boundary, provides essential privacy and forms part of the visual character of my garden, it sits on a 2ft retaining wall that is partly within my property, built by the original developers due to the gradient of the land.

Replacing this with a solid wall would significantly and negatively alter the appearance, outlook and ambience of my garden. It also raises questions about how a new wall could be built on a retaining structure that I partly own.

2. Serious loss of natural light – 45° rule (SPD Section 4)

My home has two habitable rooms downstairs: the lounge and the open-plan kitchen/dining room where we spend most of our time. The kitchen diner window is extremely close to the boundary. As my property sits at a lower ground level to the applicants property, the existing fence already stands around 8ft high from my side (6ft fence on a 2ft retaining wall). The proposal shows that around 9ft 5in of this fence would be removed and replaced with a wall 9–10ft high, before adding the roof on top. Adding this to retaining wall currently in place would become a 10ft plus wall as my boundary and would significantly reduce the natural light reaching my kitchen-diner window and would almost certainly breach the 45° guideline used by the council to prevent loss of light to neighbouring habitable rooms.

My attached photos show how close my window is to the boundary and how much light it already loses due to the existing level difference.

3. Overbearing and overshadowing impact – SPD Point 4.20

The extension is proposed to run over 9ft along the boundary. As mentioned the neighbouring property is higher than mine so the roofline of the extension (starting below their first-floor window) would appear even taller from my garden.

This would create a very overbearing and dominating wall, resulting in significant overshadowing and a strong sense of enclosure. Policy point 4.20 specifically states that neighbours should not be left feeling “unduly hemmed in”, which is exactly what this proposal would cause. The outlook from my kitchen diner and garden would be severely compromised.

4. Inaccuracies in the submitted plans

The plans do not accurately show the existing levels. For example, Reference ID: 1116046 incorrectly shows a path on my side of the boundary — no such path exists. The fence actually sits on a narrow retaining wall, as shown in my photographs.

These inaccuracies raise concerns about how the extension could safely be built in the position shown, especially given that the retaining wall is partly on my land and owned by me.

5. Required one-metre gap – SPD Point 5.6

Point 5.6 clearly states that single-storey extensions should maintain at least a one-metre gap from the boundary. The current proposal does not do this.

For all the reasons above — overshadowing, loss of light, boundary issues, and the impact on my outlook and garden's appearance — I request that the plans be amended so the extension is set back by at least one foot from the boundary and the existing fence is retained.

This small adjustment would greatly reduce the harm to my property while still allowing the applicants to extend as they wish.

Please confirm receipt of this objection. I am happy to provide any further information needed, and I have attached photographs showing the boundary arrangement and the proximity of my kitchen-diner window.

Yours faithfully,

17 Smithy Way









