

About the application

Application number: 2025/93473	
What is the application for?:	Erection of first floor side extension
Address of the site or building:	23, Prestwich Drive, Fixby, Huddersfield, HD2 2NU
Postcode:	HD2 2NU

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>I am writing to formally OBJECT to the above planning application.</p> <p>I believe the proposal is unacceptable based on the following material considerations:</p> <p>1. Design, Appearance, and Layout</p> <p>The proposed design and layout are incompatible with the existing street scene. The height and width of the development do not reflect the local architectural context. Specifically, the South East Elevation (Front) is at odds with the established character of Prestwich Drive. The scale of the frontage would create a jarring visual feature that fails to harmonize with the balanced proportions of the existing dwellings.</p> <p>2. Effect on the Character of the Area</p> <p>The proposal represents an overdevelopment of the site. The extent of the footprint and volume is significantly larger than surrounding properties, failing to respect the local pattern of development. This excessive density would erode the suburban feel of the neighbourhood, contrary to local policies regarding character and local distinctiveness.</p> <p>3. Effect on Living Conditions and Neighbouring Properties</p> <p>The development will have a severe and detrimental effect on the residential amenity of 21 Prestwich Drive:</p> <p>Overshadowing and Loss of Light: Due to the height and proximity of the build, there will be a significant loss of natural light to primary living areas, specifically the Living Room and Master Bedroom.</p> <p>Privacy and Overlooking: The proposed layout will result in private amenity space being directly overlooked, causing a permanent loss of privacy.</p> <p>Overbearing Impact and Maintenance: The proposed wall is located on the 'red line' boundary. This creates an unacceptably overbearing "tunnel" effect between the properties. Furthermore, by removing the access gap between No. 21 and No. 23, be physically unable to access the side of property for essential maintenance, which is a significant concern for the long-term upkeep.</p> <p>4. Impact on Highway Safety and Traffic</p> <p>Prestwich Drive is a quiet cul-de-sac that already suffers from congestion. The increased vehicle movements, combined with inadequate on-site parking for a dwelling of this scale, will lead to dangerous overspill parking. I am particularly concerned that this will impede access for emergency vehicles and public services, such as waste collection, posing a direct safety risk to residents.</p>	

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5. Planning History and Comparison (Ref: 2025/92219)

I wish to highlight the significant increase in scale between the previously approved application (Ref: 2025/92219) and the current proposal. While the previous application was approved, I was unable to comment at that time due to personal circumstances. However, the current application represents a substantial "uplift" in massing. The difference in the South East Elevation between the 2025 approval and this new submission demonstrates that the applicant is now seeking a scale that far exceeds what is appropriate for this site.

6. Local Planning Context

While other properties on Prestwich Drive have been extended, those developments were "in keeping" with one another and respected the height, width, and architectural rhythm of the street. This proposal, by contrast, seeks to maximize the site to the detriment of the established street scene.

Conclusion

For the reasons stated above—specifically the loss of light, the overbearing nature of the build, and the negative impact on the character of the cul-de-sac—I urge the Planning Department to refuse permission.