

Address: 20, George Avenue, Huddersfield, HD22BJ

About the application

Application number: 2026/90111	
What is the application for?:	Erection of first floor rear extension and alterations to fenestration
Address of the site or building:	18, George Avenue, Birkby, Huddersfield, HD2 2BJ
Postcode:	HD2 2BJ

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No

My address: 20, George Avenue, Birkby, Huddersfield, HD2 2BJ

Application number: 2026/62/90111/W

My property (20, George Avenue, Birkby, Huddersfield, HD2 2BJ) directly adjoins to the property in question. I wish to strongly object to the proposed rear double storey extension shown on the submitted plans.

My main concern is the impact the development will have on my property in terms of loss of sunlight/daylight and loss of outlook, particularly to my upstairs rear bedroom window which is adjacent to the proposed extension.

Although part of the proposed extension appears to be slightly set back on the right-hand side of the rear elevation, the overall design still results in a substantial two-storey built form at the rear which will be highly visible from my property. From my upstairs bedroom window, I will be looking directly towards the side elevation of the new two-storey extension, which will significantly change the current open aspect and will create a more enclosed and overbearing feel.

I am also concerned that the extension will result in a reduction in natural light to my rear-facing windows and garden area, especially during parts of the day when sunlight currently reaches my property. The height and depth of the extension, combined with its proximity to the boundary, will create additional overshadowing and will reduce the sense of openness that currently exists.

In addition, I feel the proposed design is not in keeping with other extensions in our row of houses. To my knowledge, no other neighbouring property has extended the entire upper floor forward to align with the existing rear ground floor projection. While part of the first-floor extension is shown set back (on the side adjacent to my property), the overall proposal still creates a much larger and more dominant form than what is typical for neighbouring properties and therefore appears out of character with the established pattern of development.

Overall, the scale and massing of the proposal appears to represent an overdevelopment of the plot, resulting in an overly dominant rear extension that harms neighbouring residential amenity.

The proposed development therefore appears to cause:

- Loss of daylight and sunlight to neighbouring habitable rooms
- Loss of outlook and visual amenity, due to the dominance of the side wall when viewed from my upstairs bedroom
- A more overbearing and enclosing impact compared to the existing situation
- A design that is not in keeping with the character of neighbouring properties
- Overdevelopment due to excessive scale and massing

For these reasons, I respectfully request that the Council refuses the application.