

Address: 2, Victoria Road, Liversedge, Wf15 7Dw

### About the application

Application number: 2026/90127	
What is the application for?:	Demolition of existing garage, outbuilding and porch and erection of two storey
Address of the site or building:	Squirrel Lodge, 19, Liversedge Hall Lane, Liversedge, WF15 7DP
Postcode:	WF15 7DP

### User comments

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

We would like to formally add our objection and comments to the above planning application. We also wish to note that neither we or our neighbouring properties received any letters regarding the previous application 2025/HHPD/92875/E , which we find unusual and concerning. We raised this in an email to Joanna Rednall on the 7th January as the absence of these letters was concerning.

A reply from Joanna Rednall was received stating “A formal publicity period was undertaken in accordance with the requirements of the relevant legislation, during which neighbouring properties adjoining the site were notified by neighbour letters. Specifically letters were sent to 17 Liversedge Hall Lane, Liversedge, WF15 7DP, 2 Victoria Road, Liversedge WF15 7DW and 1, 3, 5 Hall Close, Liversedge, WF157DR. No comments were received during this period. I have confirmed with colleagues in business support that these neighbour notification letters were dispatched and were not returned by Royal Mail.”

We were advised “If a further application is submitted in the future, and you wish to make representations about it, these would need to be sent as part of that application.” We would have commented on this application but summarise that we would object based on size, reduced privacy, distance from our boundary fence, the property is already extended and we are in a mining area. It is particularly concerning that the original planning application was rejected, yet a subsequent proposal has been submitted that is significantly larger. This appears unreasonable and does not address the concerns of the previously rejected application.

We have lived at our property for over 18 years and chose this area because of its quiet character, spacious surroundings, and the generous distance between our properties. The homes here are substantial, characterful houses, each set within their own space, which is a big part of what makes this area special.

Since the new owners moved into the property, building works have been taking place daily and have often continued late into the evening, sometimes past midnight. We understand that renovation work is part of moving into a new home, however the scale and length of the disruption has already had a noticeable impact on us.

Our concerns are as follows: Overdevelopment and impact on the area - The proposed extension would be larger in footprint than the existing house, which feels excessive and out of proportion. It would significantly change the appearance of the property and would not be in keeping with the surrounding homes.

The area benefits from mature trees, established gardens and open space between properties. We are also concerned about not only building so close to ours but the neighbouring properties, particularly as this is a former coal mining area where ground conditions can be an issue.

Loss of light and overshadowing. The proposed two-storey extension would run parallel to our home and come to within around three metres of our boundary.

Because of its height and position, it would block a significant amount of south-facing light to both our house and garden. This would result in noticeable loss of natural light and increased overshadowing.

Loss of privacy. The plans show windows that would directly overlook our garden and into our home. This would seriously impact our privacy and affect our ability to enjoy our property/garden as we currently do.

In summary, we believe the proposal is too large for the plot, would change the character of the area, and would have a significant negative impact on ours and neighbouring properties through loss of light and privacy. We ask that you take into consideration these reasons and the application be rejected.