

Address: 1, WAREHOUSE HILL ROAD, MARSDEN, HUDDERSFIELD, HD7 6AB

### About the application

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| Application number: 2026/90619   |                                                                                  |
| What is the application for?:    | Change of use and alterations to church (class F1) and Sunday school to form 8 r |
| Address of the site or building: | United Church Marsden, Warehouse Hill Road, Marsden, Huddersfield, HD7 6AB       |
| Postcode:                        | HD7 5AL                                                                          |

### User comments

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| Type of comment: An objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |    |
| Do you wish your comments to be published on the website anonymously?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | No |
| <p>Planning Application Reference: 2026/90619<br/>Planning Objection – Balcony &amp; Parking Concerns</p> <p>I wish to object to the proposed development, specifically the addition of a raised rear balcony.</p> <p>The submitted drawings confirm that the proposal includes a balcony set within the roof slope, with a glass balustrade. This would result in severe and unacceptable overlooking of my property.</p> <p>The balcony directly faces my rear garden and habitable room windows at an approximate distance of only 8 metres. From this elevated position, with no effective screening due to the transparent balustrade, there would be clear, direct views into both our private garden and the rear windows of our home.</p> <p>Photographs submitted with this objection clearly demonstrate the close and direct relationship between the proposed balcony and my property. These show that the garden is an enclosed, actively used private amenity space that would be significantly overlooked from the elevated balcony.</p> <p>This level of separation is substantially below what would reasonably be expected to safeguard residential privacy. The elevated position of the balcony would further enable downward views into private areas, exacerbating the impact.</p> <p>The proposal is therefore contrary to Policy LP24 of the Kirklees Local Plan and the House Extensions and Alterations Supplementary Planning Document, both of which require development to protect neighbouring amenity and avoid unacceptable overlooking.</p> <p>The proposed roof balcony will directly overlook my rear garden. (and rear bedroom windows potentially) This constitutes a substantial invasion of my private amenity, as</p> |    |

windows potentially) This constitutes a substantial invasion of my private amenity, as per local policy, which states that extensions and alterations should consider the impact on the amenity of residents in neighbouring properties and should cause no harm. The proposed roof balcony would result in a significant invasion of privacy.

Furthermore, using the balcony as an outdoor seating area would likely increase noise and disturbance, further compounding the harm.

Importantly, it appears that the balcony could be reasonably repositioned to the opposite side of the building, thereby avoiding direct overlooking of neighbouring gardens and windows. This demonstrates that a less harmful alternative exists.

For these reasons, I strongly request that planning permission be refused or that conditions be imposed requiring the balcony to be moved to the opposite side of the roof space.

If the Council is minded to approve the application, I request that robust, permanent privacy screening be required and that the design be amended to prevent overlooking.

In addition, I have concerns regarding parking provision and access. The proposed development appears likely to increase the number of vehicles associated with the site, and it is unclear whether sufficient off-street parking is provided.

As per local planning policy, a minimum of 2 spaces per 2- to 3-bedroom unit is recommended. The redevelopment consists of 5 units with 2 bedrooms and 3 units with 1 bedroom. Assuming one space per 1-bedroom unit, there is a need for 13 spaces. The redevelopment currently provides only 9 spaces and no visitor parking.

The inadequate parking will exacerbate existing parking issues, as additional cars will potentially be parked on Warehouse Hill, blocking a driveway and parking on the dropped/lowered kerb, which results in pedestrians on the highway.

Any such obstruction would create inconvenience but, more importantly, could raise highway safety concerns by restricting safe access and manoeuvrability.

The proposal should therefore be carefully assessed to ensure adequate parking provision and safe, unobstructed access to neighbouring properties.

Images:

<https://drive.google.com/drive/folders/1NqqCVtljNkDLqNdrG0JVI9ZqQUCNmv4x?usp=sharing>