

Address: 319A, Halifax Road, Liversedge, WF15 6NE

About the application

Application number: 2026/90765	
What is the application for?:	Erection of two storey side extension and detached garage with associated altera
Address of the site or building:	321, Halifax Road, Hightown, Liversedge, WF15 6NE
Postcode:	WF15 6NE

User comments

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

In terms of an objection, there are three main areas of concern

1. Disproportionate extensions in the green belt - under the National Planning Policy Framework (NPPF), extensions in the Green Belt are only acceptable if they are not "disproportionate additions" over the size of the original building.

The applicant has provided no evidence (eg calculations) as to how the proposed development complies with the requirements of the NPPF and policies within the Kirklees Local Plan. There is some commentary in the application form as to how the applicant has responded to the pre-application enquiry (where these matters were made known to the applicant) but this commentary is subjective and vague.

2. Design, height, bulk, and openness - the excessive size of the proposed extensions will create a building that is considerable in terms of bulk, scale, and massing. Two storey extensions on three sides of the building appear to have an unacceptable impact on openness within the green belt, which has both visual and spatial dimensions.

The size/height of the new roof ridgeline of the apex feature on the front/east side extension, will visually and dimensionally have the appearance of a three story extension, creating a 90-100sqm gable end, which is unacceptable so close to the boundary line with 319A Halifax Road. In addition, the overbearing nature of the extensions in such close proximity, will have an unacceptable detrimental impact on the residential amenity of 319A Halifax Road, particularly in relation to the enjoyment of the private garden areas, reduction in direct sunlight/heat, and negatively impacting the look of the property's proximities to each other.

3. The proposed garage re-positioning - the applicant has provided no evidence or justification for the position of the replacement garage in front of the building line. Kirklees Supplementary Planning Document "House Extensions and Alterations" states, at paragraph 5.30, that outbuildings such as garages should "normally" be set back behind the building line of the original building so that they do not impact on the street scene. Clearly, the location of the proposed garage between the front elevation of the original building and the highway will have a considerable impact on the character and appearance of the area, and will only serve to further undermine the green belt in this location. No justification has been put forward as to why the garage needs to be in this location. The height of the garage, so close to the extension/boundary, will have a negative impact on 319A Halifax Road.

The available land that the property sits on, does not restrict, yet provides great opportunity and scope, for a development that does not have any negative impact on neighbouring properties or green belt. Any proposal should strive to improve and compliment the current look, style of the property and surroundings, in keeping with similar properties on Halifax Road.