

About the application

| | |
|----------------------------------|---|
| Application number: 2026/90866 | |
| What is the application for?: | Erection of rear extension and associated alterations |
| Address of the site or building: | 11, Holmcliffe Avenue, Taylor Hill, Huddersfield, HD4 7RJ |
| Postcode: | |

User comments

| | |
|--|-----|
| Type of comment: An objection | |
| Do you wish your comments to be published on the website anonymously? | Yes |
| <p>I wish to object to the proposed development on the grounds of unacceptable harm to my residential amenity, specifically in relation to loss of privacy, overlooking, and overbearing impact.</p> <p>Direct and Unacceptable Overlooking Created by the Proposal. My property is positioned at a higher ground level than the application site. My rear garden is not overlooked by any neighbouring windows, with only roof slopes visible beyond the boundary fence.</p> <p>The proposed rear elevation clearly introduces new windows across the rear of the extension and rooftop. Due to the difference in levels between the properties, these windows would provide direct views upward into my garden and seating area and my internal part of house.</p> <p>This represents a fundamental and harmful change from a non-overlooked condition to one of direct overlooking, resulting in a significant loss of privacy.</p> <p>The elevated position of my garden means that the proposed windows would align above the level of my outdoor space, making overlooking far more intrusive than would be the case on level ground.</p> <p>This factor has not been adequately addressed within the application.</p> <p>The proposal introduces a two-storey extension projecting to the rear of the property, closer to the shared boundary.</p> <p>Currently, the outlook from my garden is open, with no built form rising above fence level in close proximity. The proposed extension would introduce a substantial vertical structure, replacing this open aspect with a visually dominant and overbearing wall.</p> <p>Given the proximity and level difference, this would create an oppressive and intrusive presence when viewed from my garden.</p> | |

The existing outlook is characterised by openness, with views limited to rooflines and sky above the boundary.

The proposed development would significantly reduce this openness, introducing a continuous built form across the rear of the site. This would result in a loss of outlook and create a sense of enclosure that is harmful to residential amenity.

The proposal fails to comply with the principles of the National Planning Policy Framework and local planning policies, which require development to safeguard the living conditions of neighbouring occupiers.

The development would result in:

Direct overlooking

Significant loss of privacy

Overbearing impact

Loss of outlook and openness

The proposed extension would fundamentally alter the current relationship between the properties, changing it from one of privacy and openness to one of direct overlooking and visual dominance.

For these reasons, I respectfully request that the application is refused.