

DC Admin

From:
Sent: 08 May 2026 14:25
To: DC Admin
Subject: Concerns to Planning Application 2026/90930

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

249 Wyke Lane
BD12 9EL

Planning Services
Kirklees Council Planning Portal

Re: Objection to Planning Application 2026/90930 – 349 Whitehall Road, Wyke, BD12 9DP

Dear Sir/Madam,

I wish to formally object to planning application 2026/90930 relating to the demolition of the existing garage and erection of single storey side and two storey side and rear extensions with dormer windows at 349 Whitehall Road, Wyke, BD12 9DP, as detailed on the submitted plans.

My objection is based primarily on the following material planning considerations:

1. Over-development of the Site

The proposed development represents an excessive and disproportionate enlargement of the existing dwelling. The submitted drawings show substantial extensions to the side and rear, together with significant loft alterations and dormer additions, resulting in a development that materially increases the scale, bulk and massing of the property.

The proposals appear to leave very limited spacing around the dwelling and result in an overly dominant form of development on what is a relatively modest plot. The combination of;

- a two-storey side extension,
- a substantial rear projection,
- a single-storey side extension,
- and a large rear dormer,

creates a cramped appearance that is out of keeping with the spacing and character of neighbouring properties along Whitehall Road.

The scale of the proposed extensions would significantly alter the balance between built form and open space on the site and would result in an overbearing development that fails to respect the character of the surrounding street scene and neighbouring amenity.

In particular, the proposed rear massing and enlarged roof form would create a visually dominant structure that appears excessive in comparison to the original dwelling. The extent of development shown on the proposed plans gives the impression of the site being developed beyond what would reasonably be considered subordinate or proportionate to the host property.

2. Loss of Light / Right to Light Concerns

I also object on the basis that the scale and positioning of the proposed extensions are likely to result in a significant loss of natural light to neighbouring properties.

The proposed two-storey side and rear extensions substantially increase the height and depth of the built form close to neighbouring boundaries. The enlarged side elevation and rear projection shown on the submitted drawings raise serious concerns regarding overshadowing and reduction in daylight to adjoining habitable rooms, garden and outdoor amenity spaces.

The proposed development appears likely to:

- reduce daylight reaching neighbouring windows,
- create increased overshadowing to neighbouring rear gardens,
- introduce an overbearing sense of enclosure,
- and negatively impact the residential amenity currently enjoyed by adjacent occupiers.

Given the extent of the additions, particularly at first floor and loft level, I do not believe sufficient consideration has been given to the impact on neighbouring light levels or outlook.

Whilst I appreciate that “right to light” is also a civil matter, the planning authority must still consider the effect of the proposal on residential amenity, daylight and overshadowing as part of the planning assessment process.

3. Impact on Character and Residential Amenity

The proposed extensions and dormer design appear overly dominant and visually heavy when viewed in relation to neighbouring dwellings. The cumulative impact of the development would erode the more open character typically found between properties within the street.

The rear dormer appears excessively large and fails to appear subordinate to the existing roof form. Combined with the extensive side and rear additions, the proposal risks creating a property that is materially out of scale with neighbouring homes.

I respectfully request that the Local Planning Authority carefully assess:

- the impact on daylight and overshadowing,
- the overbearing nature of the extensions,
- the cumulative scale and massing of the development,
- and whether the proposal constitutes over-development of the site.

For the reasons outlined above, I ask that planning permission be refused.

Yours faithfully,