

Address: 32, Knowl Road, Mirfield, WF14 8DJ

About the application

Application number: 2026/91303	
What is the application for?:	Erection of detached garage
Address of the site or building:	30, Knowl Road, Mirfield, WF14 8DJ
Postcode:	WF14 8DJ

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
We are the occupiers of 32 Knowl Road, Mirfield, and write to formally object to the above application for a detached double garage at 30 Knowl Road. 1. Impact on Residential Amenity – Overbearing Development The proposed garage is positioned in close proximity to the shared boundary with No. 32 Knowl Road. Based on the submitted site plan, the separation distance between the proposed structure and the side elevation of No. 32 appears to be approximately 5–6 metres. We feel that this distance is insufficient given the scale, massing, and siting of the proposed building. The garage is not a minor structure but a substantial double garage with a significant roof form and ridge height, which would introduce a permanent and prominent built form adjacent to the neighbouring boundary. We are concerned that the proposed building may create an overbearing and enclosing effect when viewed from the garden of No. 32. 2. Loss of Outlook and Visual Amenity No. 32 has a primary kitchen window located on the side elevation, which provides an important source of outlook and natural light to a principal habitable room. The submitted plans suggest that the garage would occupy a dominant position in close proximity to this window, reducing openness and outlook. The development would replace an otherwise open aspect with a substantial built form, potentially resulting in a noticeable reduction in visual amenity for the occupiers of No. 32. 3. Principle of Adequate Separation Distances We understand that there is no single fixed statutory separation distance in planning policy; however, established design guidance and planning appeal decisions generally recognise that adequate separation between substantial outbuildings and principal windows of neighbouring dwellings is important to safeguard residential amenity. A separation distance in the region of 10–12 metres is often referenced in design	

A separation distance in the region of 10–12 metres is often referenced in design guidance as a useful benchmark for maintaining acceptable residential relationships where development introduces a significant built form opposite principal habitable room windows.

In this case, the proposed separation of approximately 5–6 metres appears materially below what may ordinarily be considered acceptable, particularly given the scale of the proposed garage and the sensitivity of the affected kitchen window.

4. Potential Combined Impact on Residential Amenity

Taken together, the proposed development has the potential to result in:

- reduced outlook;
- an increased sense of enclosure; and
- a greater degree of visual presence in proximity to a principal habitable room window.

In our view, these factors are likely to adversely affect the level of residential amenity currently experienced at No. 32 and should be carefully considered as part of the assessment of the application.

5. Conclusion

For the reasons set out above, we consider that the proposed development would have an unacceptable impact on the residential and visual amenity of No. 32 Knowl Road.

We respectfully request that the Local Planning Authority refuses planning permission in its current form. We do not object in principle to our neighbours constructing a garage; but prior to this would request that amendments are made to increase the separation distance from the boundary and reduce the overall height of the structure. There is also ambiguity about its proposed position. A desire for increased privacy from our neighbours doesn't seem to align with the position of the build as far as we understand the plans.