About the application

Application number: 2026/92154	
What is the application for?:	Removal of existing garage and erection of two storey side extension with porch
Address of the site or building:	12, Birch Grove, Batley, WF17 0RQ
Postcode:	WF17 0RQ

User comments

Type of comment: A supporting comment	
Do you wish your comments to be published on the website anonymously?	Yes

I am the owner/applicant of 12 Birch Grove and wish to respond to the objections submitted.

The repeated suggestion that the proposal will leave the property with inadequate parking is incorrect. The completed property will retain substantial off-street parking, including the undercroft/driveway area, a separate side driveway and further garage provision. The site can comfortably accommodate approximately 3–4 vehicles off the public highway.

The current presence of builders' vans, delivery vehicles and contractors is temporary construction activity and is not evidence of the permanent parking demand of the completed dwelling. Likewise, the fact that I may on occasion park one vehicle on the road does not mean that off-street parking is unavailable.

Existing congestion, pavement parking, double parking and vehicles obstructing the turning area elsewhere on Birch Grove are existing issues and are not caused by this development. It is unreasonable to attribute the parking behaviour of unrelated residents and visitors to this application.

It is also not reasonable to assume that every possible future visitor to a residential property must have a dedicated private parking space. Visitors may lawfully park on the public highway, subject to normal restrictions and without causing obstruction.

Concerns regarding privacy, overlooking, daylight and sunlight should be assessed against the actual submitted plans, not assumptions about what the extension may cause. There is no intention to create unacceptable overlooking, and I am willing to accept reasonable measures such as obscure glazing where the Planning Officer considers this necessary.

The proposed development remains a private residential dwelling. It does not introduce a commercial or unusually noisy use. Any extractor fans, flues or other services will be appropriately positioned and installed in accordance with the relevant requirements.

The objection also refers to the close relationship between the properties and to existing guttering/flashing. It should be noted that the neighbouring property itself has substantial development above its garage/side area. More importantly, my architect and structural engineer have confirmed that part of the neighbouring guttering/eaves projects over the boundary into No. 12. My current design was in fact arranged to leave clearance for that existing projection.

Any private boundary, guttering, flashing or construction-damage issue is separate from the planning merits of this application and can be dealt with through the appropriate civil and construction procedures.

I respectfully ask that the application is determined on the basis of the actual proposal, the substantial parking retained within No. 12, and the objective impact of the development rather than speculation about future occupants, visitors, temporary construction traffic or existing parking problems elsewhere on Birch Grove.