

About the application

Application number: 2026/92294	
What is the application for?:	Variation of condition 2 (plans and specifications) on previous permission 2025/
Address of the site or building:	36, Scholes Moor Road, Scholes, Holmfirth, HD9 1SJ
Postcode:	HD9 1SJ

User comments

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

Dear Mr Merriman,

We are writing to formally object to the proposed insertion of a first-floor side-facing window at the neighbouring property.

We are particularly concerned about the impact that the proposed window would have on the privacy and residential amenity of our property. The window is proposed at approximately 1600mm above the internal floor level, which is approximately eye level for an average adult. However, this stated height does not, in itself, address the potential privacy impact because of the difference in levels between the two properties. The neighbouring property is situated lower than our property. Consequently, despite the window being described as side-facing and positioned at 1600mm above internal floor level, its actual relationship to our property would provide a direct and intrusive line of sight towards and into our bedroom.

The proposal should therefore be assessed having regard to the actual difference in ground and floor levels between the two properties and the resulting lines of sight, rather than simply considering the nominal height of the window. The difference in levels materially alters the relationship between the proposed window and our property and creates a new and direct overlooking relationship that does not currently exist. It should also be noted that the amended proposal does not specify that obscured glass would be used, despite this being a stipulation when the existing first-floor window was previously agreed. We therefore do not consider that the proposed 1600mm window height adequately addresses the potential loss of privacy.

We are also concerned about the existing privacy relationship created by the recently inserted ground-floor window. The application states that this window has already been reduced to two panes in consideration of the privacy of both properties. While the window is offset from our property, it could have been positioned further to the side to provide greater separation and reduce the potential for direct overlooking.

The newly inserted two-pane window nevertheless compromises our privacy, as it provides a clear view into our dining room. At the same time, we have a clear view into the neighbouring property's newly created kitchen area. The current positioning therefore creates overlooking in both directions and does not, in our view, adequately address the privacy concerns between the two properties.

The proposed first-floor window would create a further and more significant overlooking relationship, particularly given the substantial difference in levels between the properties. We therefore respectfully ask that the Planning Office gives careful consideration to the actual relationship between the two properties, including their respective ground and floor levels, the resulting lines of sight, and the consequent impact on privacy and residential amenity.

Thank you for considering our objection.

Yours faithfully,