

69 Huddersfield Road
Barnsley
S75 1AF

D. Shepherd
Place Directorate
Economic Regeneration, Development Management
Barnsley Metropolitan Borough Council
PO Box 634
Barnsley
S70 9GG

14 March 2016

BY POST AND EMAIL

Dear Sir

APPLICATION NO: 2016/0143

DESCRIPTION: Erection of two storey side / rear extension to dwelling

LOCATION: 71 Huddersfield Road, Barnsley S75 1AF

We wish to raise a serious objection to the rear extension at our neighbour's property. We have considered the plans and elevations carefully, and taken professional advice, the outcome of which is summarised in this letter.

The start point for our concern is the size and extent of the rear projection of the master bedroom. To be clear at the outset, we have no objections to the family room extension at ground floor level, nor to the other part of the first floor extension. The master bedroom adds another 4.0m to the house on the elevation which faces our property, and presents a large expanse of unrelieved brickwork, topped by the roof, when viewed from our property. The position of the extension is on the west side of our property, which means that the height of the extension will have an impact on the amount of westerly evening light which reaches our garden. This will affect our garden and conservatory. The position and size of the master bedroom with its windows will also create increased potential for overlooking our garden, as the windows in the extension would be closer than at present.

The policy position is set out in the Council's SPD on House Extensions adopted in March 2012. In considering proposed extensions, effect on received sunlight to a neighbour's garden can be taken in to account, as well as loss of privacy arising from overlooking, and the effect of the appearance of a neighbour's proposed extension when viewed from the adjoining property. In this case the first floor rear extension has the following negative effects on our property:

1. the amount of built mass proposed when viewed from our house is oppressive and visually highly unappealing. The view from our side kitchen window would be awful. The view from our rear bedroom window will be diminished as a result of the size of the extension, and both of these impacts are unacceptable.

2. there would be increased overlooking of our garden from the window in the master bedroom. Again this constitutes a diminution of reasonable privacy, and is not acceptable. The policy guidance does allow issues such as this to be considered, and if found to be compromised then this could be a reason for refusal.

3. the height of the extension would cut off evening sunlight and this loss of evening light would adversely affect both the garden area and the ambience of the aspect from our kitchen window.

The combination of these impacts is sufficient in our view to justify a refusal of planning permission.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'M Hodgson', with a stylized, cursive script.

Martin P Hodgson