

Address: Land at grid ref 424261 418298, 48 Daleside Dewsbury wf12 0pj

About the application

Application number: 2021/92216	
What is the application for?:	Erection of detached dwelling
Address of the site or building:	Land Adj, 125, High Street, Thornhill Edge, Dewsbury, WF12 0PR
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
The site Section drawing that has been submitted fails to demonstrate the true and accurate nature of the impact on adjacent properties to the rear on Daleside. The existing gardens levels, retaining walls and features are not shown on the submitted Section. The Section has been drawn through the proposed garage side of the house rather than through the house (first floor windows etc) and the external decking area. Once this Section drawing has been rectified, it will become immediately apparent that the proposed dwelling and its external amenity area will have a hugely detrimental effect on the privacy of existing properties on Daleside. As a result of the new application attempting to fit a large 5 bed (4 bed plus very large "study") property on the site, set back from High Street (but still only achieving 2.3m), the proposed dwelling and external rear decking areas are positioned far too near the existing amenity areas enjoyed by the properties on Daleside and which are in keeping with all other properties in the immediate area. Properties on the higher (northern) side of High Street are probably approaching 30m or so from those on the south side and have an intervening highway too. In contrast to other development on High Street, the proposed house would occupy a much smaller plot size. The plot has a much shallower depth than others in the vicinity. Rear gardens are an established characteristic of other properties on High Street and Daleside. The new development appears cramped compared to the spaciousness of other developments and would harm the appearance of the area. In an identical manner to a previously rejected planning application on this site, the new proposal does not provide adequate privacy or physical separation from the existing properties situated to the rear on Daleside.	

The new application refers to "obscuring" overlooking properties. There is no indication on how the obscuring of an overbearing view of the new roof and windows is going to be achieved. From the new Section that must now be produced, the immense height of the roof ridge and the closeness to existing boundaries and amenity areas will be clear.

A previous rejected application rectified this by sinking the ground floor level into the site and only having a single storey building. This application does not attempt to reduce the GF level and adds a dominant habitable roof space with openable windows and is therefore extremely like an earlier application that was rejected for reasons of invasion of privacy and lack of physical separation from the existing dwellings on Daleside. For this one reason alone, this new application must be rejected.

Furthermore, the previously rejected application had a 5m gap between the proposed house and the rear boundary. This new proposal has the house 3m away and the garage 1m away. This demonstrates the new application has merely worsened this situation.

Previous rejected applications criticised new development in what is essentially a rear garden area to the existing properties on Daleside. This fact has not changed, demonstrated by the fact that this land is still effectively the very top of the garden areas to 2 properties, whereas the same areas are encompassed in all the other properties on the Daleside development. For the 2 properties in question, any building on this land is akin to having a house placed in their gardens.

There is a mature hedge on the boundary of one of the existing properties on Daleside and the adjacency of the proposed heavy civil engineering works required to create the building platform would undoubtable destroy the hedge. The hedge is in place due to previous attempts to have a 2m high fence which failed due to poor ground conditions.

Similarly, there are mature trees on the boundary of another property on Daleside which would be adversely affected as well as an existing 2m high fence which would require demolition to allow the works to be constructed as drawn.