

Address: Moorcroft, 37 Reservoir Street Dewsbury WF134LW

About the application

Application number: 2023/92712	
What is the application for?:	Erection of 40 bed care home and 12 independent supported living units (use clas
Address of the site or building:	Land adjacent, 36 Oxford Road, Dewsbury, WF13 4LL
Postcode:	WF12 9BP

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
<p>We object to the planning application for the following reasons.</p> <p>RESIDENTIAL AREA</p> <p>This is a residential area and although there would be no objection to some sort of residential housing on this land, there is objection to it being used for a care home which will attract visitors to the care home as well as numerous services creating unnecessary traffic on Reservoir Street which is a private residential area with already heavy traffic with two local secondary schools.</p> <p>TRANSPORT</p> <p>It is reasonable to assume that the staff will be mostly arriving by car and the car parking for staff let alone visitors and other service providers seems inadequate. Dewsbury Train station is a 20 minute walk at least (I do the walk fairly regularly) and the walk up to the site is very challenging with both oxford Road and Reservoir Street being on inclines. The bus routes are not regular and mean a walk to Staincliffe Road or Oxford Road again challenging for those who have fitness issues so the assumption is that most staff for that reason will chose to drive to walk and quite simply the site does not cater for the number of vehicles likely to go in and out and also would mean vehicles on Reservoir Street which is a residential area.</p> <p>The location of the site is close to two secondary schools. There are already numerous vehicles lined up on Oxford Road, Reservoir Street and Stockhill Street which I observe daily, already a hazard for residents and children and therefore to now add a care home which is going to have vehicles in and out of the site on a regular basis manes that it is a potential hazard not just for the children but also the care home users. The location is also on the route of several driving schools, and, it would appear, a test route. The increased movement of vehicles in the location could well impact on this.</p> <p>ENTRANCE AND EXIT</p> <p>We would object to an entrance/exit on Reservoir street which traffic flowing regularly disturbing the residential housing already in place. There is also likely to be misuse by having two entrances as it will provide locals including school children a shortcut to get from Reservoir Street where they are dropped off by parents or those that walk to school and to walk across the care home grounds to school which may impact on the privacy of the care home residents and may cause them unnecessary distress</p>	

privacy of the care home residents and may cause them unnecessary distress.

An entrance/exit would also create a lot more traffic on Reservoir Street causing a driving hazard on what is a residential area.

Whilst the text says there will be management of visitors who might not have any business there, any evidence of such a system appears to be missing.

There is also petty theft and crime in the area and the care home would provide a great shortcut for unwelcome visitors which could be avoided with an entrance/exit on Oxford Road only.

BUILDING MATERIALS

They do not seem to be in accordance with the local area.

ENVIRONMENT

The section on the trees around the site clearly states the overgrown nature of much of the underbrush and also the average quality and health of the trees. However, they are both a feature of the area and a home to many animals and birds that make up the local ecology. They provide both shelter and nourishment. As inconvenient as the placing of these trees might be to developers, they need to be retained and, if they need to be removed, then replaced by similar mature stock. This is not clear from the application.

CONCLUSION

The application has a disregard for the surrounding area. It is also not clear how the height of the building will impact on the views of the residents on Reservoir Street, it is also not clear whether the tree line currently in place will be maintained in line with the rest of Reservoir Street.

We therefore object to this application as we feel it will have an adverse effect on what is a residential area already subjected to unnecessary traffic and noise from two local secondary schools