

## About the application

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| Application number: 2023/93114   |                                                                                  |
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| What is the application for?:    | Erection of two storey side, front and rear extensions, replacement garage and a |
| Address of the site or building: | 23, Oldroyd Way, Dewsbury, WF13 2JJ                                              |
| Postcode:                        | WF13 2JJ                                                                         |

## User comments

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| Type of comment: An objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |     |
| Do you wish your comments to be published on the website anonymously?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Yes |
| <p>When we moved into Oldroyd Way in 1999 we talked a lot to the site managers as they completed this final stage of the development.</p> <p>The reason that the houses here have larger than average gardens is because of the presence of many protected trees in this section of the estate. The builders said that they were obliged to keep building work a certain distance from the trees – if their machinery went too close to the trees or roots, irreparable damage could be caused, so they designed the houses around these considerations. On buying a house here, all residents have been made aware of the protected nature of the trees.</p> <p>The fact that the builders took the trees and roots into account when designing the estate means they presumably had good reason for making No 23 the size that it is. It's hard to imagine that substantially enlarging the footprint of this house would not cause the kind of disturbance or damage that the builders were trying to avoid 25 years ago. Other residents have of course extended their homes; this has tended to take the form of turning the garage into a bedroom or by adding a single-storey kitchen extension – not the large-scale 2-storey development as is proposed here.</p> |     |