

Address: 20 Ullswater Close Dewsbury Wf12 7pn

### About the application

Application number: 2024/90137	
What is the application for?:	Outline application for erection of 1 dwelling
Address of the site or building:	adj, 18, Ullswater Close, Dewsbury, WF12 7PN
Postcode:	WF12 7PN

### User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No

We wish to strongly object to this proposed application 2024/60/90137/E.

For the following reasons

A big concern for me is the safety risk this proposal presents as neither ambulance or fire vehicles will be able to access the new building, as the gap between the houses is so small This would also cause a fire risk to the surrounding houses.

Access to this new build would be via a shared driveway with no.18 and this access point would be firmly up against my property no.20.

The existing driveway is already very narrow and the current owner already struggles to get a small car up and down it easily. Therefore, if the existing drive was made into a shared access point, the problem would be exacerbated, To add to this, the existing access gap between the external wall of my kitchen/garage( at no.20) and the house wall of no. 18 is very already minimal.

The proposed shared drive means numerous cars will be trying to get down the drive right next to my house and also this is under one of our bedroom windows which will cause noise and pollution disturbance to me and my family.

The new drive/access also has a turning point next to my garden fence/patio area/boundary. This will cause also disturbance from noise and also car pollution in an area where we eat in Summer as a family.

The property at no.18 does have a large garden which is lined with tree's and contains much needed wildlife. The proposed new build will have a major impact on the wildlife that live in this area and the overall character of the conurbation.

The cul de sac already has a number of cars on it and as this will be a shared drive there will be no parking area for the existing property no'18. This will impact on traffic on Ullswater close and is a safety risk.

The new build will also impact on our living conditions as will block out sunlight onto our garden.

Drains are also an issue as we have very poor drainage in this area. They regularly block due to the natural lie of the land and a new property will only add to this existing problem. Again this is a safety risk as ineffective removal of waste (including excrement) via the drain system will cause a health hazard within the neighbourhood. Contractor and delivery vehicles attending the proposed new build property will not be able to access the land due to drive width issues and again this will force them to block the existing cul-de-sac at Ullswater close. This will have both safety(emergency access) and disturbance (property access/egress, noise & pollution) issues on my family and our neighbours.

The same property applied for planning permission in 2010 and this was rejected on the grounds of no access for emergency vehicles.

We objected then for the exact same reasons that we are strongly objecting again.