

Address: 8 Ullswater Avenue Dewsbury WF12 7PJ

### 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

I refer to the planning application 2024/90137 at 18,Ullswater Close,Dewsbury and wish to make the following comments.

1. Regarding the application where it asks - 'Has the work started already without planning permission?' The answer provided by the applicant is 'No' , however, it is clear that trees and other plants and bushes have been cut down and removed recently. These trees and bushes have provided a sanctuary for wildlife for over 40 years.

2. Regarding the application under 'trees and hedges' it asks - 'Are there any trees or hedges on the proposed development site?' The answer provided by the applicant is 'No' , however, there are trees and hedges still on the development site and recently some have been cut down. Some of the trees in question that have been cut down butted up against my boundary wall.

The question is - Should there have been a full tree survey before the cutting down and removal of trees ?

3. Regarding the Design and Access Statement Point 3 - It states the design has no means of overlooking as the distance from other properties are over what's set out in the planning guidance (21 metres) - This is questionable as it appears to be 6 metres from my boundary wall and the length of my garden is only 10 metres.

4. Regarding the Design and Access Statement, Point 5 - It again states 'considerable distance' as already mentioned but this is non-specific, vague and non-scientific. It also states that the existing greenery and shrubbery acts as a buffer but as noted above this has been significantly reduced quite recently.

5. Regarding the Climate Change Statement I would suggest elements of this have been somewhat contrived to fit the narrative of a successful application.

Saying 'Using locally sourced materials to support the carbon footprint' is a weak argument as most house builds in this area use local building supplies.

Also again the suggestion that the project will retain existing planting as much as possible is a falsehood as trees, shrubs and bushes have already disappeared recently.

6. Still regarding the Climate Change Statement - The solutions regarding reducing the effects of rainwater are all subjective and non specific with the words 'If possible' used on more than one occasion.

7. I have lived in my house for nearly forty years and I recently retired.I have always enjoyed the view in my back garden and enjoy the natural wildlife that exists therein. To approve this application would completely ruin my view and also block out sunlight. ULLSWATER CLOSE is already crowded with vehicular movement so approving this application will only exacerbate this problem. The most serious aspect of all however, is getting emergency services to a large new build effectively 'shoe-horned' into the confines of a garden. It is quite astonishing that this application is being considered once more as nothing has changed since the previous application (2010)(In fact there are more vehicles than ever now). The new layout for vehicle access to the proposed new build is contrived and ill thought out and will be a danger and nuisance to occupants of Ullswater Close and in particular to children.

In conclusion this application is folly and doesn't make a lot of sense and I sincerely hope common sense prevails and the application is once again rejected.

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