

Address: 14 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
<p>Having only recently moved to the area and having chosen this specific location due to there being minimal or no scope for new development we are concerned to find a planning application for land next door but one to our property.</p> <p>Our concern is compounded by the fact that it seems that this same application has previously been refused in the past.</p> <p>Concerns are as follows:</p> <p>1) Access to the proposed new property will be severely limited for NORMAL vehicles due to the width and nature of the intended shared driveway. This will inevitably lead to additional vehicles needing to utilise the road space itself which is already heavily congested at times. As stated in the D&A Statement the land is situated at the head of a cul de sac and therefore there is no capacity for vehicles to utilise the road space immediately outside the development as this would block the turning circle but also the access / egress to the neighbouring properties (specifically numbers 13, 14, 15, 16, 17 and 20).</p> <p>2) Access to the proposed new property for any EMERGENCY vehicles, specifically fire and ambulance, would be impossible due to the width of the intended shared driveway. This would pose an immediate danger to not only the occupants of the new build but also those in the neighbouring properties. This would be a particular concern in the event of a fire at the new build property itself that without the intervention of the fire brigade could easily spread to surrounding land and buildings. Any paramedic attendance at the property would be severely hampered by the distance that would need to be covered on foot to and from their vehicle and could therefore prove detrimental to the health and well being of the patient they are attending.</p> <p>3) Increased overall volume of traffic on the cul de sac due to the additional proposed property. For a relatively small area there is already a significant amount of traffic on Ullswater Close with the existing residents, any visitors to these residents, delivery vehicles and ad hoc attendees e.g.: window cleaners, tradesmen, etc. To increase this by further traffic for potentially up to 6 additional occupants in the new property would be detrimental both from an environmental and safety aspect. Increased noise and air pollution together with congestion caused by the need for any visiting / delivering</p>	

parties to have to utilise the road itself, there being no contingency for this in the planning of the parking facilities at the property itself and the concept of the shared driveway limiting the access to the new property.

4) The inconvenience and disruption the actual construction of the property will cause. Although the consultation response from KC Environmental Health has given some suggested limits on hours of work for the construction this does not provide for the prevention of the much wider issues around the disruption that will be inevitable. Again as per points 1 and 2 the lack of suitable access for anything other than a standard domestic vehicle will make it impossible for any construction traffic to attend the building site in a safe and unobtrusive manner. There will be little alternative but to have all building materials delivered to the roadway outside the perimeter of the land in question and then manually moved to the site itself. Given the large numbers and nature of materials that will likely be needed this will cause inconvenience and disruption to the immediate neighbouring properties but the cul de sac as a whole as again this will have a detrimental effect on the turning circle. Similarly any heavy plant machinery needed for excavation or construction will be unable to gain access to the site so unsure how it is intended to proceed with the construction but should the decision be made to use smaller machinery this will still have severe limitations on access to the site and to the cul de sac itself.

5) Overall effect on the surrounding environment. The area is a haven for a variety of wildlife which is testament to the amount of vegetation, trees, shrubs etc. that have obviously become well established over the years since the original development of the houses. The planning permission being sought means the removal of a significant amount of this natural habitat which will have a detrimental effect on the wildlife but also the quality of the air in the surrounding areas. The removal of so many trees and shrubs will also remove the natural ability of the land to self manage water levels which could therefore lead to potential flooding or issues with standing water in the immediate vicinity.

6) Additional strain on utilities in the area. There is already an issue with drainage in the area with many houses sharing one drainage system before entering the main drainage system. An additional property being added to this already overused network will only exacerbate this issue. Similarly with the water network itself, the area is already prone to loss of water provision on a regular basis due to the inadequacies of the network serving the area, and whilst improvements are being made a further property using the same pipework in the area will only add to the strain. The Climate Change Statement accompanying the application states that the property will only be served by electricity (no gas) and also references the potential use of PV tiles. This however contradicts the application itself that states grey pan tiles will be used for the roof to match the surrounding properties (including the existing property on the site).

To summarise the planning applied for will have only a negative impact on the area with concerns for safety, disruption, impact of air and noise pollution and infrastructure concerns and we therefore strongly object to this being granted.