About the application

Application number: 2024/91747	
What is the application for?:	Erection of single storey front, two storey side and single and two storey rear
Address of the site or building:	1, Chadwick Crescent, Dewsbury, WF13 2JF
Postcode:	WF13 2JF

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

I write to lodge my objections to this planning application.
A similar application was submitted in 2020 but this was rejected by the planning officer due to the unacceptable impact on 11 and 15 Infirmary Road. Following negotiations between the planning officer and the instructed architects a compromise was reached and revised plans were submitted. This resulted in the approved planning application in 2021.
I invite the planning officer to distinguish this site from others on the estate due to its positioning and unique relationship with 15 Infirmary Road. One of the primary concerns relates to the location of the existing dwelling, the proposal would attach onto the boundary of 15 Infirmary Road which is at an elevated position. If permitted the development would result in a building that would be at odds with its surroundings and thereby detract from the area. The combination of the site location, its setting, the unusual relationship with 15 Infirmary Road as well as the size of the proposed development, all results in an application that is ill considered.
15 Infirmary Road is a property that sits on higher ground and has previously been granted planning permission to be extended to the rear as well as the side. The side of the property has been extended in 2011 and the foundations have been laid for the original kitchen area to be extended to the full width of the permitted planning permission. Both properties are situated in close proximity with one another. If the proposed application were granted it would have a detrimental impact on 15 Infirmary Road due to the increased closeness of the properties post construction, this would be at a distance of less then 3 meters at the closest point. The impact of this would be severe for 15 Infirmary Road given that this area of the development looks directly on to the proposed side extension of number 1 but it is the rear and impacts all habitable rooms as well as the kitchen.
The visual amenity of neighbouring properties would be impacted significantly. The sheer scale, design and location of the proposed development would result in an obstructive and incongruous feature, which would not relate satisfactorily to the character and appearance of existing surroundings in the Oxford Park Development. Moreover, the proposed extension would result in the overdevelopment of the site which inevitably would be harmful to the character and appearance of the area as well as the setting of 15 Infirmary road. It would almost eradicate the garden of 1 Chadwick

as the setting of 15 Infirmary road. It would almost eradicate the garden of 1 Chadwick crescent. To permit the development would be contrary to polices of the Kirklees Local Plan, as well as the aims of the National Planning Policy Framework, which seeks to achieve “good design”. Furthermore PLP, 24 (as modified) requires all new development to respect the scale height and design of adjoining buildings/properties, which this proposal simply fails to do.

Several trees protected by a Tree Preservation Order (TPO) are located in the garden of the proposed development. The trees provide significant amenity value to residents and users of both Infirmary Road and Chadwick Crescent. The proposed front extension is positioned either within the edge or very near to the edge of the tree's root protection area, I note these are not shown on the submitted plans. Additionally, given the height and species of the trees, the canopy/crown spread of the trees clearly overhangs the front and side of the site and this would result in the dwelling being heavily shaded. All of this is highly likely to result in an increase in pressure to either prune or fell the tree in the future. The development would therefore prejudice the continued viability of the protected tree, contrary to policies PLP,24 (as modified) and PLP, 33 (as modified) of the Kirklees Publication Draft Plan.

There would be significant loss of daylight to a primary ground floor room windows as well as the external areas of 15 infirmary road. The entire side extension would result in an unacceptable level of overlooking and loss of privacy given the sheer scale of the proposal especially when considered with the raised height of 15 Infirmary Road. This would infringe on Article 8 of the ECHR - The right to Respect for private and family life, your home and correspondence.

Furthermore, the boundary of 15 Infirmary Road at the point connects onto the garage of 1 Chadwick Crescent. it is a raised area which would be overlooked if the planning application were approved, indeed, as would the entire side of the garden. The loss of privacy in this context, is an unacceptable loss of amenity value to the occupiers of 15 Infirmary Road and thus conflicts with the Kirklees Local Plan.

The height of the proposed development in terms of the side and rear elevations would create extreme overbearing, overshadowing and would result in a visually intrusive impact. In part this would be due to the proximity of the dwelling buildings. Specifically, this exacerbates the adverse impact resulting from the proposals over dominance and overbearing which would be more profound once the kitchen is extended.

The application has a significant detrimental effect to the amenities enjoyed by the occupiers of nearby properties but particularly to 15 Infirmary Road, as such would it fails to comply with the Kirklees Local Plan. It is important to note that presently the current dwelling and the detached garage on the plot are staggered and there is a gap between the two buildings once the development is built.

The proposed 14-meter side extension would almost entirely connect with the existing detached single garage. If approved this would result the occupiers of neighbouring properties having to look directly at 20 meters of brick walling in length. This would be at less than a few centimetres from the garden and habitable room windows.

Given the above I respectfully urge you to reject the application.