

About the application

Application number: 2024/93068	
What is the application for?:	Erection of two storey side extension, single and two storey rear extension and f
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
This site must be distinguished from others on the estate due to the unique relationship with 15 Infirmary Road. The primary concern remains that the proposed extension would be attaching onto the boundary of 15 Infirmary Road which sits at an elevated position. The combination of the site location, its setting, its unique relationship with 15 Infirmary Road as well as the sheer scale of the proposed extensions, all results in an application which is ill considered and would not form subservient additions to the host property. If the proposed plans were to be approved it would result in a building that would be at odds with its surroundings and thereby harm the visual amenity. It would alter the character of the property contrary to policy LP24 of the Kirklees Local Pla, KDP1 and KDP2 of the House Extensions and Alterations SPD and chapter 12 of the National Policy Framework. Furthermore 15 Infirmary Road sits on higher ground and has been extended. The side extension was completed in 2011 and foundations were laid for the kitchen to be extended the width of the house. If the proposed application of two storey height were granted it would have a detrimental impact on 15 Infirmary Road due to the increased proximity of the properties post construction - this would be at a distance of less than 3 meters at the closest point. This would be a substantial massing along the boundary which would have an over bearing and oppressive impact on the occupiers of 15 Infirmary Road. The two-storey side extension of the host property would look directly on all rear habitable room's windows, kitchen, bedroom and the rear amenity space. There would also be substantial overshadowing along the boundary. The proposal fails to comply with LP24C of the Kirklees Local Plan, KDP5, KDP6 of the House Extensions and Alterations SPD and chapter 12 of the National Policy framework. The visual amenity of neighbouring properties would be adversely impacted. The sheer scale, design and location of the proposed development would result in an overbearing and oppressive impact on them especially number 3 Chadwick Crescent. The development would also cause a substantial overshadowing of neighbour's amenity space. If built It would be obstructive and incongruous feature, which would not relate satisfactorily to the character nor the street scene. Moreover, the proposed extension would result in the overdevelopment of the site. This would be harmful to the character and appearance of the area as well as the	

This would be harmful to the character and appearance of the area as well as the setting of 15 Infirmary road. If developed it almost eradicates the garden of the host property. To permit the development would be contrary to policies PLP 24 (a) (as modified) and PLP 35 (as modified) of the Kirklees Local Plan, as well as the aims of Chapter 12 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 host property and in the garden of 15 Infirmary Road. 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, not shown on the plans. The tree survey submitted by the applicants is dated 2021 this is now outdated and does not correctly map the canopy or root areas. Additionally the size and species of the tree, the canopy/crown spread clearly overhangs the front and side of the site and this would result in the dwelling being heavily shaded. This will result in pressure to prune or fell the tree in the future. The development therefore prejudices 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.

Loss of significant daylight to primary ground floor room windows as well as the amenity space surrounding the plot of 15 Infirmary Road would occur. The side extension would result in an unacceptable level of overlooking and loss of privacy given the number of windows and scale of the proposal due to the elevated position of 15 Infirmary Road. This would infringe on Article 8 of EHCR.

The plans show windows on the side extension, these look directly onto the garden and habitable rooms of number 15. Raised windows have been proposed but this doesn’t alleviate concerns given 15 Infirmary Road is on a higher ground. Once opened they would have unobstructed view across the rear amenity space. This would infringe on Article 8 of ECHR.

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

The height of the proposed development with particular regard to the side and rear elevations would create extreme overbearing, overshadowing and would result in a visually intrusive impact. The fact this latest plan is slightly reduced in size from the previous application makes minimal difference as all previous concerns remain.

The application has a significant detrimental effect on the amenities enjoyed by neighbours. It fails to comply with the Kirklees Local plan.

The proposed ground floor 14 meter side extension would connect with the existing detached garage. If approved the occupants of 15 Infirmary Road would look onto 20 meters of walling at ground level and 9 meters at first floor level thus decimating their amenity value. I therefore invite you to refuse this application.