

About the application

Application number: 2024/93068	
What is the application for?:	Erection of two storey side extension, single nd 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
I write to formally object to the proposed planning application at 1 Chadwick Crescent. As a neighbouring resident, I am directly impacted by these proposals. Having reviewed the plans and considered the potential implications, I feel compelled to highlight the numerous ways in which the development conflicts with planning policies, infringes on my property rights, and disrupts the character and amenity of the area. Impact on Visual Amenity and Overdevelopment The proposed extension is disproportionate in scale and design, resulting in overdevelopment of the site. By connecting the existing house with the detached garage, the development will create an unbroken expanse of approximately 20 metres of brick walling at ground level and 9 metres at first floor level. This overwhelming mass will be situated mere centimetres from my garden and within a few metres of my habitable rooms, significantly diminishing the visual amenity currently enjoyed. The extension would fundamentally alter the character of the Oxford Park Development, introducing an obstructive and incongruous structure that fails to respect the scale, height, and design of neighbouring properties. This is contrary to Kirklees Local Plan Policy LP24 and Chapter 12 of the National Planning Policy Framework, which emphasise the importance of achieving good design. Loss of Privacy and Overlooking The elevated position exacerbates the privacy concerns posed by the proposed windows in the side extension. Despite claims that raised windows will mitigate these concerns, they will directly overlook my garden, kitchen, living areas, and bedrooms, offering unobstructed views due to the difference in elevation. The proposed top-floor and side extension windows further compound this issue, infringing on my right to privacy as protected under Article 8 of the European Convention on Human Rights. The raised boundary area, which connects to the garage, will also become heavily overlooked, leading to a loss of private enjoyment of my outdoor spaces. Overbearing and Overshadowing	

The height and scale of the proposed side and rear extensions would create an oppressive, overbearing impact. My property will face significant overshadowing, particularly in the rear amenity space and primary ground-floor rooms. The resulting loss of natural light and visual intrusion would severely compromise the quality of life for my family and undermine the character of our home.

The proximity of the two properties post-construction—less than 3 metres at the closest point—would further exacerbate these issues, creating a sense of enclosure and visual dominance that is entirely inappropriate for this setting.

Protected Tree and Environmental Impact

A mature Sycamore tree, protected by a Tree Preservation Order (TPO), sits within my garden and contributes significantly to the amenity of the area.

The proposed extension encroaches on the root protection area of this tree, as indicated by outdated and incomplete plans.

Additionally, the tree's canopy overhangs the proposed extension site, leading to a high likelihood of pressure to prune or fell the tree in the future, jeopardising its continued viability. This would contravene policies LP24 and LP33 of the Kirklees Local Plan, which aim to preserve the natural environment and its contributions to residential amenity.

Construction Activity and Management Concerns

Construction activity related to the development has already caused damage to my property, including my hedges and boundary wall. This raises serious concerns about how well-managed the project will be if permitted, particularly given the disregard for property lines and environmental impact.

Additionally, there have been reports of waste materials being burned on-site instead of being disposed of via proper waste management methods. The resulting smoke and odours are both unpleasant and hazardous, demonstrating a lack of consideration for the local environment and community.

Conclusion

The proposed development fails to comply with the Kirklees Local Plan, including Policies LP24 and LP33, and the National Planning Policy Framework. It represents an overdevelopment that disregards the character of the area, infringes on my property rights, and negatively impacts my privacy, visual amenity, and quality of life.

I urge the Planning Officer to give due consideration to these objections, as well as the inaccuracies and unlawful aspects of the application, and to refuse this proposal outright.

Yours sincerely,