

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

We are writing to object this planning application. The nature of the works involve a substantial increase in the footprint and the visual area of the combined rear and side development, these changes will dominate the appearance of the final proposal.

Therefore it is important they match the CA tests, and any new build becomes more in keeping with properties down

below on Chadwick Crescent and in proportion to existing dwellings. The original and subsequent ammended applications all recieved a lot of objections and rejected multiple times. Now the new plans are very much based on the original plans with insignificant tweaks. A critical point to note is that there is already a stand-alone garage at the rear of the house, the proposed extension will connect with the existing garage making it an unsightly run of brick wall stretching from the rear of the boundary all the way to the front.

This substantial increase of the visual footprint is contrary to the design and appeareance of the surrounding residential dwellings and fail the compliance test for local planning policies. Furthermore, 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The proposed extension encroaches on the root protection area of this tree, as indicated by outdated and incomplete plans.

The proposed application currently is on an elevated location overlooking the row of houses on Oxford Road and Chadwick Crescent. It would result in an inappropriate 'Oversize' form of development that would not be in keeping with the surrounding buildings and directly impact on the visual amenity for the 11 dwellings below.

Consideration should also be given to the fact that the proposed application's close proximity to a Conservation Area.

A development of this magnitude and the substantial increase of the visual footprint should give the preservation of a conservation area the utmost consideration. The proposed development is located in close proximity to Number 15 Infirmary, which is situated at an elevated position and has already been extended significantly. If you consider the scale of both developments, this would create a closed-in project and have detrimental impact to the character of the surrounding area.

The elevated position and the height of the proposed development, which is predominantly double story on both the side and rear elevations would raise concerns on blocking natural sunlight to the dwellings below.

Furthermore, windows to either side elevations would overlook into both buildings and private garden space of its immediate neighbours and to the 11 dwellings of Chadwick Crescent and Oxford Road.

We, therefore request that the planning application is refused.