

DC Admin

From: Ayub Patel <ayubpat@gmail.com>
Sent: 01 May 2025 12:09
To: DC Admin
Subject: Comments on Application 2025/90439 and 2025/90441 which is for the conversion of existing listed church on Vicarage Road, Dewsbury, WF12 9PD into 2 dwellings and forming a new residents car park
Attachments: Attachment 3- relocation of proposed new trees (2).PNG; Attachment 1- showing rising car park and misleading ground level (2).PNG; Attachment 2- new proposed trees are too close to my property (1).PNG

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dc.admin@kirklees.gov.uk

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Comments on Application 2025/90439 and 2025/90441 which is for the conversion of existing listed church on Vicarage Road, Dewsbury, WF12 9PD into 2 dwellings and forming a new residents car park

As an owner and occupant of 24 Selbourne Road, I feel that this application has a huge impact on me, and I would like to make the following comments:

1. The car park which is directly behind my property shows that it (the car park) is rising towards my property (**see attachment 1**). I object to this because the cars will appear at roof level from my garage. The ground must be excavated so that it is flat.
2. Also, the plan (**see attachment 1**) is misleading because the wall behind my property is a retaining wall. My ground level is a lot lower. If the car park is not flattened to my ground level, there would be immense pressure on the wall with the weight of 7 cars.
3. I welcome the removal of the trees behind my property. The church clearly has no financial ability to maintain them although they belong to the church.
4. I object to the replanting of trees in the position marked (**see attachment 2**) because the trees are too close to my property and in time, there is a high probability that the foundation of my house will crack or the walls will crack, and I would have difficulty in insuring the property with new trees in such close proximity.

5. I would have no objections if the trees were planted further down Vicarage Road (**see attachment 3**).
6. Finally, it would be better if the Church was converted into a place of worship or offices. To have dwellings with an occupancy that may not revere the sanctity of the surrounding graves would be heartbreaking. I can just visualise a barbecue set upon a gravestone. Is there any place in the UK where a church with a surrounding graveyard has been converted into dwellings?
7. Also, if the Church is being converted into 2 dwellings, I would assume that they would be sold as “freehold” sites in which case the title-deed owner would be responsible for the roof and spire which already has a sign “Danger- falling masonry”. I doubt whether any freeholder would be able to withstand the cost of repair to either the roof or the spire. And, if the property was sold as a leasehold, the freeholder would only pass on the cost to the leaseholder as a huge “service charge” which he or she may not be able to withstand.

Kind Regards