

Address: Ivy Nook, 16 Quarry Road Dewsbury WF13 2RZ

### About the application

Application number: 2025/91802	
What is the application for?:	Conversion of outbuilding to dwelling and associated works
Address of the site or building:	176, Huddersfield Road, Westtown, Dewsbury, WF13 2RN
Postcode:	WF13 2RN

### User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
<p>These garages are located approximately 2.5m away from our home, we have our external seating area, table and barbeque positioned between this building and our home.</p> <p>The introduction and construction of a self-contained rented residential unit (potentially two bedrooms) on this constrained site which has been used as garages/storage areas would lead to a notable increase of construction and residential activity, including vehicle movements, domestic noise, and waste-related activity, which is not compatible with the quiet character of our adjacent property.</p> <p>Our particular concern is the direct impact on our neighbouring property where we (further details can be provided). It is well established that environmental noise, especially irregular or close-proximity domestic noise, can have a disproportionate and harmful effect on individuals with sensory sensitivities. The proximity of the proposed dwelling—particularly when this is so close to our property poses a real risk of distress and disruption to well-being and daily functioning.</p> <p>The Local Planning Authority has a duty under the Equality Act 2010 to consider the needs of individuals with disabilities, including neurological and developmental conditions. In this case, the proposal is considered to conflict with this duty, which seeks to protect the amenity of neighbouring residents.</p> <p>This will significantly impact our family, as we will lose the use of our garden and outdoor seating area, and during the summer months, we'll be forced to keep our windows closed to avoid noise from the building and its occupants, which will greatly disturb our sleep.</p>	