

DC Admin

From:
Sent: 28 July 2025 23:47
To: DC Admin
Subject: Planning comments Ref: 2025/91802
Attachments:

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Planning application ref: 2025/91802
Conversion of outbuilding to dwelling and associated works
176, Huddersfield Road, Westtown, Dewsbury, WF13 2RN

General anonymous comments:

The conversion of the garage into a separate dwelling would result in an over-intensification of the site and does not comply with the spatial and design requirements for new residential development in this location. No garden space will be provided or designed. No side or rear windows can be provided, only one side of this building provides openings, surely this does not qualify as decent or suitable accommodation.

Please note: the semi-detached homes at 178 and 176 Huddersfield Road (WF13 2RN) were recently purchased, and new tenants now live there. These residents will be hesitant to provide objective feedback on the proposed development, as it would conflict with the interests of their landlord, who also owns the double garages. The attached photo view from the potential new dwelling clearly shows how the development would impact the privacy of the existing and future tenants/owners of the neighbouring properties at 178 and 176.

The previous tenants at both 178 and 176, under the former owner, had access to the double garages, which they used for parking and storage. However, the new tenants have been denied access to these external garages.

Please note the application does not acknowledge the existing use of this building, i.e garages has been missed out within section 14 of the application..

Please see attached photo showing a tree adjacent to the property but this has not been mentioned within section 15 of the application.



Jul 26, 2025 1:47 pm

