About the application

Application number: 2025/92309	
What is the application for?:	Erection of extensions and alterations
Address of the site or building:	39, Beckett Road, Dewsbury, WF13 2DD
Postcode:	WF13 2DD

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

Two main objections to the planned proposal:

The proposed extensions will have an effect on the afternoon sunlight in neighbouring properties, especially through the Spring and Summer months due to the height of the proposed works. Looking at the plans it appears approx 5m will be extended on the right elevation with approx 7-8m in height casting a shadow throughout the day as it is already elevated approximately 1.5m. Unfortunately there is no way to upload supporting evidence for the altitude, elevation and shadow lenght during the months analysed. However , some notes on findings:
The worst overshadowing will occur during December and January due to the suns low elevation (≈ 13° elevation), so a 10 m effective height throws a 43 m shadow; at 09:00 & 15:00
March and April.
September and October will cast midday shadows from 10 m, typically ~12–18 m; morning/afternoon ~25–45 m
Summer (Jun): midday shadow from 10 m shortens to ~5–6 m, with ~10–15 m at 09:00 & 15:00.

The drainage does not seem to have been planned correctly. As surface run off is already an issue surrounding Becket Road due to elevation, implementing soak aways outside of existing drainage will exacerbate these issues to ground water levels, to surrounding properties, and public access routes.

No doubt the property will lift the area and become quite the landmark but the height appears to significantly reduce daylight due to the sheer height the property will be on its left and right elevations.