

About the application

Application number: 2025/93313	
What is the application for?:	Erection of two storey front extensions with balcony, two storey rear extension,
Address of the site or building:	68, Oxford Road, Dewsbury, WF13 4EH
Postcode:	WF13 4EH

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>I lodge a formal objection to the planning application on the following grounds</p> <p>1. SIZE, SCALE AND CHARACTER OF THE DEVELOPMENT</p> <p>The proposed new dwelling is wholly unsympathetic to the character and appearance of the immediately adjacent properties and the wider residential area. The houses on the north side of Oxford Road and the south side of Reservoir Street were constructed in the late 1950s as modest single storey bungalows set within generous plots, creating a valued sense of openness and privacy.</p> <p>This established character was already compromised by the approval of planning application 2007/62/92842/E2, granted on 13 September 2007, which allowed a full first floor extension at 68 Oxford Road, doubling the original floor area.</p> <p>The current proposal would create a dwelling four times larger than the floor area of the original 1950s bungalow. Such a substantial increase in scale would fundamentally alter the architectural character of the area. It would not provide any additional dwellings or significantly increase bedspaces; instead, it merely enlarges the existing accommodation for the benefit of the developer, to the detriment of neighbouring residents.</p> <p>The resulting building would dwarf the existing bungalows on both sides, appearing visually dominant and incongruous within the established streetscape.</p> <p>2. BREACH OF THE ESTABLISHED BUILDING LINE</p> <p>The proposed bay window and entrance canopy to the front elevation would project beyond the established building line on Oxford Road. My understanding is that a restrictive covenant applies to all properties on this stretch of road, requiring the preservation of landscaped front gardens. The proposed encroachment would therefore be inappropriate and harmful to the uniformity of the street scene.</p> <p>3. OVERLOOKING AND LOSS OF PRIVACY</p> <p>The proposal includes a patio door and second floor roof terrace on the north elevation, which would directly overlook the private rear gardens of properties on Reservoir Street. This would result in a severe and unacceptable loss of privacy. The 2010 approval already introduced first floor and second floor bedroom windows that overlook these gardens, enabling views into previously private spaces while preserving the applicant's own privacy. The current application worsens this situation</p>	

by

moving first floor windows 4 metres closer to the rear boundary and adding the full height second floor patio door and roof terrace, significantly increasing opportunities for overlooking.

There is no justification for an external amenity space at second floor level when the property benefits from a large rear garden. The proposed terrace serves no essential purpose and would cause substantial harm to neighbouring amenity.

4. POOR AND UNSYMPATHETIC DESIGN

The unbalanced roof design and the inclusion of a roof terrace to the rear are unsympathetic to both the host dwelling and the surrounding area. The proposal fails to achieve a high standard of design and would appear visually discordant when viewed from neighbouring properties and gardens.

CONCLUSION

For the reasons outlined above, the proposed development would:

- harm the character and appearance of the area
- breach the established building line
- cause significant overlooking and loss of privacy
- introduce an overbearing and disproportionate structure
- fail to achieve an appropriate standard of design