

## About the application

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| Application number: 2025/93313   |                                                                                  |
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| 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

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| Type of comment: An objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |     |
| Do you wish your comments to be published on the website anonymously?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Yes |
| <p>I submit my formal objection to the planning application on the following grounds:-<br/>SIZE, MASS, STREET SCENE CHARACTER. &amp; PRIVACY FOR NEIGHBOURING PROPERTIES</p> <p>The site originally housed a modest bungalow with ground floor lounge, dining room, kitchen, bathroom &amp; bedroom, &amp; 2 upstairs bedrooms (no further sanitary facilities). The 2nd occupiers added a second lounge to the rear. The 3rd owners obtained permission (2007/92/842) for a second floor extension, taking the property well over 50% larger than the original, represented by the present size. This new application, with massively larger dimensions in height, width, depth and roof expanse, would make it more than 100% larger than the original footprint, and the largest property in WF13 4EH. It would be over-imposing and, given proposed front and rear balconies, a direct invasion of privacy to several surrounding properties. The Planning Statement shows large properties opposite, failing to state #68 is already as large, if not larger, than those shown. Enforceable (and upheld) Restrictive Covenants apply along the whole of Oxford Road, including an established 60' Building Line. These plans show a planned encroachment of that Line by (a) 1.8 metres (Planning Statement) or (b) 2.7 metres (Plans), depending on which one is to be believed, though neither should be allowed. There is a lounge side window at #66 which is not shown on the application; they have used a misleading photograph of #66's garage instead! The planning application states the existing property cannot be viewed from Oxford Road. That is a complete falsehood; it can be seen from Oxford Road and Staincliffe Road at its present size, let alone if extended further.</p> <p>I have other matters of concern regarding this application, which I will address in a separate email.</p> |     |