

## 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?	<input type="checkbox"/> Yes
<p>I wish to object to this planning application due to the overbearing overall size of the proposed property. I have lived in Oxford Road for over 40 years, and have seen the WF13 4EH section change over the years. Almost all properties started life as small, two or three bedroom properties, and I presume the sewerage and waste connections in many of the extended properties are still using the original drainage and sewerage systems. This latest application takes the word extension to a whole new arena if granted (up on the roof, out to both sides, the back and frontage*). It seems to me that, for a normal "family home", even an extended family one, the property would be for too large in size, scale and indoor facilities, to fit in with all other properties on the street scene. * There are Restrictive Covenants in place along the whole of Oxford Road, Staincliffe Road end to Halifax Road end, which state that, among other things, the frontage of no property or building should be more than 60ft in front of the Building Line. This has been upheld with all planning applications, including the Nursing/Care Home almost completed on what were the old tennis courts, opposite the school plying fields. They originally wanted to build nearer Oxford Road, but were not allowed to do that, and changed their plans accordingly. On this matter, the Planning Statement for 68 shows an area (in orange) earmarked for housing. This is not a true statement, because that area is, in fact, that being built on as the Nursing / Care Home. The planning application itself states the existing property, which is in itself large due to previous extensions, cannot be seen from Oxford Road. It is already imposing, compared to neighbouring properties, and can readily and easily be seen from Oxford Road. Any further front, west or east side extensions will interfere greatly with the privacy of neighbours both sides, and the 2 x 1940's detached houses directly opposite. The Restrictive Covenants also state that the front gardens should be maintained as ornamental gardens, so the fact this application wants to turn the front garden to a car park, is another breach of the Covenants. I can also imagine that would be horrendous for the occupier of the small bungalow at 66 Oxford Road, with car headlights / rear lights, constantly shining into his lounge side and front windows. All in all, I think this is an ill thought out application, for a huge property, out of keeping totally with the rest of WF13 4EH. Please reject it.</p>	