

Application number: 2025/93313

Erection of two storey front extensions with balcony, two storey rear extension,
68, Oxford Road, Dewsbury, WF13 4EH

I am submitting an objection to this planning application because of (1) the sheer size of it, on a plot that was originally a small, 2 bedroom bungalow and (2) because I live next door to it and their application has been sparing with the truth on a few things. For a start, they have submitted a photograph showing no windows at all on the side of my property, adjacent to his. That photograph has been taken from the rear of my garage, which does not have a side window. More importantly, it does not show that my large, lounge side window faces the side and front of the existing house. As they want to build out further to the east side, bringing a massive wall very much closer to my small bungalow, as well as making the whole property enormous in relation to other properties around it, including a higher roof line, it would block all the light to my lounge, which is not acceptable at all. They want to build over the 60' building line set out in Restrictive Covenants, that have never been allowed to be broken - even then they have given 2 different measurements - 1.8 metres and 2.7 metres; which is it, although neither should apply due to the Covenants? They have shown an area along Oxford Road, marked in Orange on their supporting papers, as "... allocated for housing ...". That is totally not true; the land is currently being developed as a Care Home - almost completed - and they were not allowed to build in front of the 60' building line, nor has anyone else, despite a large number of extensions to properties over the years. Any person standing, or sitting, on the proposed balcony at the front of the house would look directly into my lounge; another unacceptable breach of my privacy. The owner of 68, although not living there, has already put a large spotlight on the front of the house, which is lit from dusk until dawn, and intrudes on my enjoyment in my own home. It shines directly into the large side window of my lounge, causing me to have my blinds closed most of the time. I dread to think what will happen if he gets permission to build this monstrous extension. Please refuse this application for the reasons I have mentioned.

If I might add, please, that the existing house has one large window in the front roof area (next to the chimney outlet) that was not on the original plans to build the second storey. The previous occupant merely asked builders doing an extension nearby to put the new window in, which they did (I think without contacting the Council).

Also, thinking about it, if they chop down the big trees in the back garden (which they say are non-existent according to their application form), it would make the privacy issue for the people behind him on Reservoir Street much greater.