

Address: 19, EASTBOROUGH CRESCENT, DEWSBURY, WF13 1PQ

About the application

Application number: 2026/90116	
What is the application for?:	Outline application for residential development (two dwellings)
Address of the site or building:	Land at, Eastborough Crescent, Dewsbury, WF13 1PQ
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No

Dear Planning Officer,

I am writing to formally object to planning application 2026/60/90116/E for the erection of two dwellings on land between Eastborough Crescent and Ernest Street.

Having reviewed the submitted plans, I believe the proposal represents an overdevelopment of a constrained and irregular corner plot and would result in significant harm to neighbouring residential amenity and the character of the area.

Overdevelopment of the Site

The application site is a small, triangular and visually open plot that currently provides spacing between existing dwellings. The proposal seeks to introduce two separate dwellings within a very limited footprint. The layout appears cramped, with minimal separation distances and limited private amenity space. This level of density is out of keeping with the prevailing pattern of development in the surrounding area, where properties are more generously spaced and set within larger plots.

The development would remove an important area of openness at a corner location and would appear visually congested and overdominant within the street scene.

Harm to Residential Amenity

The siting of two dwellings in such close proximity to existing neighbouring properties would result in an overbearing impact and material loss of outlook. Given the elevated nature of the land and the likely two-storey height of the proposed dwellings, there is strong loss of daylight and overshadowing to neighbouring homes.

The proposal would materially affect the living conditions of existing residents through increased sense of enclosure and reduction in natural light, contrary to established principles of protecting residential amenity.

Character of the Area

The introduction of two dwellings on this small infill plot would fail to respect the established spacing, rhythm and form of surrounding development. The current openness of the site contributes positively to the character of the locality. Replacing this with dense built form would erode that character and create a cramped appearance inconsistent with the surrounding streets.

Conclusion

For the reasons outlined above — namely overdevelopment, harm to residential amenity and adverse impact on character — I respectfully request that this application be refused.