

Address: 15, 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
Planning Application Reference 2026/60/90116/E – Proposed Residential Development at eastborough crescent I am writing to register my strong objection to this application. This proposal represents clear overdevelopment of a constrained site and demonstrates little regard for the existing residents who already face daily challenges due to infrastructure pressures in this area. 1.Parking and Highway Impact: Parking in our neighbourhood is already at breaking point. Residents regularly struggle to find spaces anywhere near their homes. Vehicles are frequently forced onto corners, across dropped kerbs, and along already narrow stretches of road. This is not a minor inconvenience — it is an ongoing safety and accessibility issue. Adding two further dwellings will inevitably mean more vehicles. The application does not convincingly demonstrate how this additional demand will be accommodated. The result will be predictable: increased congestion, heightened safety risks, and further strain on residents who are already dealing with unacceptable parking conditions. Approving this application would be knowingly worsening an existing problem. 2.Visual Harm and Character of the Area: The proposed development is out of character with the established pattern of the area. The site currently benefits from a sense of openness and spacing that contributes positively to the street scene. Squeezing two additional dwellings onto the plot will create a cramped and overbearing form of development that is entirely at odds with its surroundings. This is not sensitive infill — it is intensification for the sake of maximising return. The visual impact will be immediate and permanent, eroding the character of the neighbourhood.	

neighbourhood.

3. Loss of Green Space:

Green space in this locality is already limited. The site currently provides valuable permeable and landscaped area, contributing to visual relief and environmental quality. Its loss will further diminish the area's already scarce greenery.

At a time when planning policy emphasises sustainability, biodiversity, and climate resilience, replacing soft landscaping with additional built form sends entirely the wrong message. The proposal does not demonstrate any meaningful enhancement or mitigation that justifies this loss.

4. Nature of the Proposal:

It is understood that the properties are not intended for personal occupation but are instead being developed for rental purposes. While tenure itself may not be determinative in policy terms, it is clear that this proposal is investment-driven rather than community-led. The priority appears to be maximising density rather than protecting residential amenity or local character.

Residents should not have to bear the consequences of speculative overdevelopment that delivers minimal benefit to the existing community.

Conclusion:

For the reasons set out above, I urge the Local Planning Authority to refuse this application.

The proposal will:

Exacerbate severe and ongoing parking problems;

Harm highway safety and residential amenity;

Erode the established character and visual quality of the area; and

Remove valuable green space in an already built-up neighbourhood.

Approval would set a damaging precedent and signal that the legitimate concerns of existing residents carry little weight.

I respectfully request that this objection be fully considered when determining the application