

Address: 58, Wharf Street, Dewsbury, WF12 9AU

About the application

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| Application number: 2026/91233 | |
| What is the application for?: | Erection of detached dwelling |
| Address of the site or building: | 50, Orchard Street, Savile Town, Dewsbury, WF12 9LH |
| Postcode: | WF12 9LH |

User comments

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| Type of comment: An objection | |
| Do you wish your comments to be published on the website anonymously? | No |
| <p>I wish to object to the above planning application.</p> <p>I understand that the site is currently unused/open land and that development of land in principle may be acceptable in some circumstances. However, my concern is that the proposal currently submitted is too large and intensive for this particular plot, and would have an unacceptable impact on neighbouring residents and the character of the immediate area.</p> <p>The site is in a prominent corner position at Orchard Street and Cross Street. Because of this, any new building here would be very visible and would have a noticeable effect on the street scene. In my view, the proposed dwelling is not a modest infill property. It appears to be a sizeable, multi-level detached house on a constrained plot, and I do not believe it sits comfortably with the surrounding residential area.</p> <p>One of my main concerns is the impact on neighbouring properties. The proposed house would introduce a large built form where there is currently open space. For nearby residents, particularly those facing or adjoining the site, this would significantly change the outlook from their homes. The height, scale and position of the proposed building would create a more enclosed and overbearing feel, especially given how close the surrounding houses are.</p> <p>I am also concerned about privacy and overlooking. The proposed dwelling includes upper-floor accommodation and windows which could look towards nearby homes. This would change the existing relationship between the properties and would create a real risk of overlooking into habitable rooms and private areas. The application does not appear to properly demonstrate that neighbouring residents' privacy would be protected.</p> <p>There is also a concern about loss of light. Because of the size and position of the proposed dwelling, it could reduce natural light to nearby homes. I have not seen any clear daylight or sunlight assessment showing that existing residents would not be affected. Given the close relationship between the site and surrounding houses, I</p> | |

affected. Given the close relationship between the site and surrounding houses, I believe this should be properly assessed before any decision is made.

I also object on the basis that the proposal would harm the character and appearance of this part of the street. The open corner currently gives some visual relief in a built-up residential area. Replacing it with a large detached dwelling would make the junction feel more cramped and enclosed. In my view, the proposed scale and design do not respond well enough to the existing pattern of development around Orchard Street and Cross Street.

Another concern is the loss of trees, vegetation and possible wildlife habitat. I note that the Council's Ecology Team has raised the need for a Preliminary Ecological Appraisal before the application is decided. I strongly agree with this. The site contains trees, vegetation and boundary features which may support birds, bats or other wildlife. It would be premature to approve the application before those issues have been properly assessed.

I am also concerned about the practical impact of building works on nearby residents. The site is close to existing homes, and construction could cause noise, dust, disturbance, lighting issues and general disruption. I also note that Environmental Health has raised matters relating to contamination, including made ground, asbestos and PAHs. These are important matters which should be fully dealt with before any development is allowed to proceed.

Parking and access should also be carefully considered. Orchard Street and Cross Street are residential streets, and the proposed dwelling would add further vehicle movements and parking demand. The Council should be satisfied that the proposal would not create parking pressure, obstruction, visibility issues or highway safety concerns, particularly given the corner location.

For these reasons, I respectfully ask the Council to refuse the application in its current form.

If the Council is not minded to refuse the application, I ask that no decision is made until the applicant has provided further information, including:

1. A proper assessment of overlooking, privacy, daylight and sunlight impacts on neighbouring homes;
2. A Preliminary Ecological Appraisal, as requested by the Council's Ecology Team;
3. Full details of parking, access and highway safety;
4. A construction management plan to protect nearby residents;
5. Full details of how contamination and land safety issues would be dealt with;
6. Revised plans reducing the size, height and overall impact of the proposed dwelling.

In my view, the current proposal is too large for the site and would cause unacceptable harm to neighbouring amenity, privacy, outlook, light, the street scene and the wider residential character of the area. I therefore ask that planning permission is refused.