

Address: 50, Wharf Street, Dewsbury, WF12 9AU

About the application

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

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
<p>Dear Planning Officer,</p> <p>RE: Planning Application 2026/62/91233/E – Proposed Detached Dwelling</p> <p>I am writing to formally object to the above planning application.</p> <p>In my view, the proposed development would have an unacceptable impact on neighbouring occupiers and would result in harm to residential amenity through reduced daylight, increased overlooking, an intrusive built form, and the disruption arising from both the construction phase and future occupation of the property.</p> <p>Impact on Daylight and Sunlight</p> <p>The siting, height and overall mass of the proposed dwelling would, in my opinion, diminish the level of natural light currently received by nearby properties. The building would cast additional shadow over neighbouring homes and gardens, reducing daylight to habitable rooms and outdoor areas that are presently well served by natural light. This would adversely affect the living conditions of surrounding residents.</p> <p>Overlooking and Loss of Privacy</p> <p>The development would introduce new opportunities for overlooking into neighbouring properties. The proposed windows and elevated positions within the dwelling would allow views into adjoining gardens and residential accommodation, resulting in a significant reduction in privacy. Existing residents should be able to enjoy their homes and private outdoor spaces without undue intrusion from neighbouring development.</p> <p>Dominant and Intrusive Appearance</p> <p>The scale and proximity of the proposed dwelling would create an unduly dominant feature when viewed from surrounding properties. Its size and positioning would give rise to a sense of enclosure and would materially alter the outlook currently enjoyed by</p>	

rise to a sense of enclosure and would materially alter the outlook currently enjoyed by neighbouring occupiers. The building would appear out of keeping with its immediate surroundings and would have an oppressive effect on nearby residents. When considered alongside the loss of light and privacy concerns, the overall impact would be particularly harmful.

Construction Impacts and Increased Activity

The construction of a new dwelling would inevitably generate considerable disturbance for neighbouring residents. Building operations are likely to involve heavy vehicles, deliveries, excavation works, construction machinery and prolonged periods of noise. Given the close relationship between the site and existing homes, these activities would significantly affect the amenity of local residents during the construction period.

In addition, the occupation of an extra dwelling would inevitably lead to increased vehicle movements and general activity within the locality, further adding to the impact on neighbouring occupiers.

Concerns Regarding Access Rights

I am also concerned about the proposed access arrangements to the garage. From the information submitted, it appears that access may be reliant upon a road or driveway that is privately owned and does not form part of the applicant's land ownership.

The application documentation does not clearly demonstrate what legal entitlement exists for the applicant to use this land for vehicular access. It is therefore unclear whether the necessary rights, permissions, easements or agreements have been secured from the relevant landowner.

I respectfully request that the Local Planning Authority carefully examine the ownership and legal access position before reaching a decision on the application. The applicant should be required to provide clear evidence demonstrating a lawful right of access over the private land in question.

Without confirmation of such rights, there remains doubt as to whether the development can be implemented in the manner proposed, raising concerns about the feasibility and deliverability of the scheme.

Conclusion

For the reasons set out above, I consider that the proposal would result in unacceptable harm to neighbouring residential amenity and that there are unresolved questions concerning the proposed access arrangements. I therefore respectfully request that planning permission for application 2026/62/91233/E be refused.

50 Wharf street, Savile Town
Dewsbury
WF12 9AU