

Address: 53, Orchard Street, Dewsbury, WF12 9LH

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

I wish to object to the above planning application.

My main concern is the impact this proposed development would have on the existing garages and the access arrangements in this area. I own/use one of the garages located in line with the proposed development site, close to the application property. This is not just a general objection to building on the land. My concern is that the proposal would directly affect the practical use, access and safety of the garages and the surrounding area.

The garages are already located in a tight residential setting, where space for vehicles to enter, leave, turn and manoeuvre is limited. The proposed detached dwelling would introduce a large new building, additional vehicles, parking demand, bin storage, deliveries and general domestic use into an area that is already constrained. In my view, the application does not properly explain how the existing garage access will be protected or how vehicles will continue to manoeuvre safely without obstruction.

I am particularly concerned that the development could make it more difficult to access my garage, especially during busy periods, when vehicles are parked nearby, or during construction works. Even small changes to parking or vehicle movements in this location could have a noticeable impact because of the limited space available. The Council should not approve the application unless it is fully satisfied that access to the existing garages will remain safe, practical and unobstructed.

The corner location of the site also raises highway safety concerns. Any new dwelling here would create additional vehicle movements close to Orchard Street and Cross Street. This could increase parking pressure and make visibility, turning and access more difficult. The application should clearly show how vehicles connected with the new dwelling would park and manoeuvre without causing obstruction to the garages, nearby properties, pedestrians or other road users.

Construction is another concern. The site is close to existing homes and garages. Building works could interfere with garage access and could cause noise, dust, disturbance, contractor parking and delivery issues. If vehicles, skips, materials or machinery are placed near the garages or access areas, this could make it difficult or unsafe for existing garage users. I do not believe the application provides enough detail about how construction traffic and disruption would be managed.

In my view, the current proposal would create unacceptable pressure on an already constrained area, particularly for those who rely on the existing garages. It has not been properly demonstrated that the proposed dwelling can be built and occupied without harming garage access, highway safety, parking conditions, neighbouring amenity and the character of the area.