

### 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?	Yes

Dear Planning Officer,

RE: Planning Application 2026/62/91233/E – Erection of Detached Dwelling

I wish to object to the above planning application.

I consider that the proposed development would have an unacceptable impact on neighbouring residential amenity through loss of natural light, loss of privacy, overlooking, overbearing impact, and increased noise and disturbance. In addition, there appears to be uncertainty regarding the proposed access arrangements.

#### Impact on Residential Amenity

The proposed dwelling, by reason of its size, height and position, would adversely affect neighbouring properties through a combination of overshadowing, overlooking and visual dominance. It would reduce the amount of natural daylight enjoyed by nearby homes and gardens, harming the amenity of residents and outdoor spaces. The development would also introduce additional windows and viewpoints overlooking neighbouring properties, specially numbers 44/46/48 resulting in a loss of privacy and reducing the enjoyment of adjoining homes and gardens. Furthermore, due to its scale, height and proximity to existing dwellings, the house would appear dominant and intrusive, creating an undue sense of enclosure and harming the outlook of neighbouring occupiers.

Taken together, these impacts would result in a significant and unacceptable reduction in residential amenity.

#### Noise and Disturbance

The construction of a new dwelling would generate noise, vibration and disruption from building works, construction traffic, deliveries and machinery. Given the close proximity of neighbouring properties, this would adversely affect local residents. The subsequent occupation of an additional dwelling would also increase vehicle movements and general activity within the area.

#### Access Arrangements

I am concerned that the proposed access to the garage appears to rely upon a private road or accessway that is not within the ownership or control of the applicant. The application does not clearly demonstrate what legal rights, if any, exist to permit vehicular access over this land repeatedly mentioning the three homes park they vehicle overnight at the back

I therefore request that the Local Planning Authority carefully examine the ownership and access arrangements before determining the application. The applicant should provide clear evidence of any rights, easements or agreements that would enable the proposed access to be lawfully used. In the absence of such evidence, there remains uncertainty regarding the deliverability and practicality of the development as proposed.

Also to take into consideration is the fact the planning application was not visible for anyone to view....

#### Conclusion

For the reasons set out above, I believe the proposal would result in unacceptable harm to neighbouring residential amenity and raises unresolved concerns regarding access arrangements. I therefore respectfully request that planning permission for application 2026/62/91233/E be refused.

Yours faithfully,