
Report of the Head of Planning and Development

DISTRICT-WIDE PLANNING COMMITTEE

Date: 27-Nov-2025

Subject: Planning Application 2025/91657 Erection of first floor side extension (within a Conservation Area) Kelvin Villa, 1, Newsome Street, Dewsbury, WF13 4HE

APPLICANT

S Ibrahim

DATE VALID

20-Jun-2025

TARGET DATE

15-Aug-2025

EXTENSION EXPIRY DATE

08-Sep-2025

Please click the following link for guidance notes on public speaking at planning committees, including how to pre-register your intention to speak.

[Public speaking at committee link](#)

LOCATION PLAN



Map not to scale – for identification purposes only

Electoral wards affected: Dewsbury West

Ward Councillors consulted: NO

Public or private: Public

RECOMMENDATION:

DELEGATE approval of the application and the issuing of the decision notice to the Head of Planning and Development in order to complete the list of conditions including those contained within this report.

1.0 INTRODUCTION:

- 1.1 This application for planning permission is brought to the District-Wide Planning Sub-Committee due to the number of representations contrary to the officer recommendation, as per the Council's Scheme of Delegation.
- 1.2 Through the initial publicity process, 24 representations were received, all in objection.
- 1.3 A second publicity period was initiated in response to amended plans. 16 further representations were received with no additional concerns raised from those received to the initial plans.

2.0 SITE AND SURROUNDINGS:

- 2.1 1 Newsome Street is a detached stone dwelling with the side elevation facing onto Newsome Street. The property has gardens to the front with a detached outbuilding and a porch on the front elevation. The extension has been constructed on the side elevation with a projecting element to the front.
- 2.2 The surroundings are residential properties, mostly of stone construction.

3.0 PROPOSAL:

- 3.1 The application is seeking planning permission for a first floor side extension.
- 3.2 The extension would be built over the existing side extension with a width of 4m, with a 0.5m set back from the front of the main house. The roof form would be hipped.
- 3.3 The extension would be constructed using stone with tiles.

4.0 RELEVANT PLANNING HISTORY (including enforcement history):

- 4.1 2022/92587 - Erection of extension - Refused and dismissed at appeal
- 4.2 2023/92037 – Deemed application via enforcement appeal - Dismissed

- 4.3 2024/90923 - Alterations to existing conservatory to form enclosed room (within a Conservation Area) – Approved
- 4.4 2024/92012 – Non material amendment to previous permission 2024/90923 for demolition of existing conservatory and erection of single storey side extension (within a Conservation Area) - Agreed

5.0 HISTORY OF NEGOTIATIONS (including revisions to the scheme):

- 5.1 Kirklees Development Management Charter together with the National Planning Policy Framework and the DMPO 2024 encourages negotiation/engagement between Local Planning Authorities and agents/applicants, this is only within the scope of the application under consideration. The scale of the works originally proposed would result in an unsympathetic development relative to the character of host property. However, on receipt of the concerns from officers, the agent has reduced the width and amended the detailing. The amended plans have been advertised.

6.0 PLANNING POLICY:

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

Kirklees Local Plan (2019):

- 6.2 **LP 1** – Achieving sustainable development
LP 2 – Place shaping
LP 22 – Parking
LP 24 - Design
LP 30 – Biodiversity
LP 35 - Historic Environment

Supplementary Planning Guidance / Documents:

- 6.3 House Extensions & Alterations SPD (2021)

National Planning Guidance:

- 6.4 Chapter 12 – Achieving well-designed places
Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
Chapter 15 – Conserving and enhancing the natural environment
Chapter 16 – Conserving and enhancing the historic environment

7.0 PUBLIC/LOCAL RESPONSE:

- 7.1 The application was advertised by neighbour letters, which expired on 31/07/2025
- 7.2 As a result of the above publicity, 24 representations have been received. The material planning matters raised are summarised as follows:

- Extension would be out of character with the conservation area.
- Loss of light to neighbours garden.
- Loss of privacy.
- Overbearing impact due to scale.
- Use of render inappropriate in area.
- Parking.

7.3 Concerns have also been raised on a number of matters which are not material planning considerations:

- Access for scaffolding.
- Damage to surrounding property.
- Noise and disruption.
- Previous development by the applicant.
- Fly tipping.
- Intent of neighbours to call police.
- Intent of neighbours to complain to the media.

7.4 Amended plans were received reducing the scale of the extension and publicity was carried out. Although 16 representations were received, no new issues were raised.

8.0 CONSULTATION RESPONSES:

8.1 **Statutory:** None

8.2 **Non-statutory:** K.C. Conservation & Design – support subject to minor alterations (amended plans received)

9.0 MAIN ISSUES

- Principle of development
- Impact on Conservation Area & Visual amenity
- Residential amenity
- Highway issues
- Representations
- Other matters

10.0 APPRAISAL

Principle of development

10.1 The site is without specific notation on the Kirklees Local Plan (KLP). Policy LP1 of the KLP states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. In terms of extending and making alterations to a property, Policy LP24 of the KLP is relevant, in conjunction with the House Extension & Alterations SPD and Chapter 12 of the NPPF, regarding design. In this case, the principle of development is considered acceptable, and the proposal shall now be assessed against all other material planning considerations, including visual and residential amenity, as well as highway safety.

10.2 In this instance, the property is located within the Northfield Conservation Area which is characterised by larger Victorian style properties with ornate stone detailing to the both the buildings and where retained, the boundary treatments. As such, consideration is to be given to the current proposals in terms of the relationship formed between the proposals and the Conservation Area with regards to policy LP35 of the Kirklees Local Plan and chapter 16 of the National Planning Policy Framework.

Impact on Conservation Area & visual amenity

10.3 The property is within the Northfields conservation area and as such, the scheme needs to be assessed having regards to Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework. Paragraph 207 of the NPPF requires the provision of a heritage impact assessment which should describe the significance of the heritage asset and the impact the proposals would have.

10.4 Northfields Conservation Area is a late 19th-century residential suburb in Dewsbury, characterized by Victorian and Edwardian architecture. Its development began in 1865 with the completion of St Mark's Church, followed by surrounding streets and buildings by 1908. While there are no statutory or locally listed buildings within the area itself, the closest listed buildings include St Mark's Church, its former vicarage, and Sunday school, now known as The Branch Christian School. The area's distinct character is defined by consistent use of coursed stone, natural slate, stone boundary walls, and a rectilinear street layout, with exceptions like Victoria and Alexandra Crescents adding visual interest.

10.5 The agent has supplied a Heritage Statement which outlines the characteristics of the conservation area. In this instance, the reduced width of the proposal to 4m allows for a more proportionate and context-sensitive addition to the host property. This narrower form better respects its position within the conservation area and significantly reduces the impact on visual amenity. The reduced massing and height assist to maintain the extension's discreet presence from surrounding viewpoints, including elevated positions within neighbouring properties and the rear lane. As a result, its visual impact on the Northfields Conservation Area is softened, aligning more closely with the modest scale and traditional form that define the area's character. The extension is less likely to disrupt the established roofline and rhythm of the streetscape, offering a more sympathetic addition that complements the historic context.

10.6 In policy terms, the proposed first floor side extension, now reduced to a width of 4m, is considered to be more sympathetic to its context and does not conflict with Kirklees Local Plan Policy LP35 or Chapter 16 of the NPPF. These policies seek to ensure high-quality design and the preservation of heritage assets, and the revised proposal demonstrates a more proportionate and respectful approach. The reduced scale and positioning of the extension help preserve the character and appearance of the Northfields Conservation Area, minimising any potential harm. As such, the development is more likely to be viewed as preserving the historic environment, with any minor impacts outweighed by the benefits of sensitive design and improved accommodation.

- 10.7 Key Design Principle 1 of the House Extensions & Alterations SPD does state that extensions and alterations to residential properties should be in keeping with the appearance, scale, design and local character of the area and the street scene. Furthermore, Key Design Principle 2 of the House Extensions & Alterations SPD goes onto state that extensions should not dominate or be larger than the original house and should be in keeping with the existing building in terms of scale, materials and details.
- 10.8 The proposed first floor side extension at Kelvin Villa has been carefully refined to address officers' concerns. The reduction in width, use of natural stone to match the existing dwelling, and revised window proportions all contribute to a more balanced and contextually appropriate design. These measures help integrate the extension more harmoniously with the host property, preserving the architectural rhythm and character of the building. The first floor's setback and lowered roofline further reduce its visual impact, ensuring the extension remains subservient in appearance. As a result, the development is less visually prominent from surrounding viewpoints, including neighbouring properties and the rear lane, and avoids introducing a discordant element. Instead, it complements the existing built form and supports the visual coherence of the area.
- 10.9 Having taken the above into account, the proposed first floor side extension now reflects a more considered and sensitive approach to design. The reduction in width, use of natural stone to match the existing dwelling, and revised window proportions ensure the extension sits comfortably within its context and complements the character of the host property. As such, the development is in accordance with Policies LP24 and LP35 of the Kirklees Local Plan in terms of form, scale, and layout, as well as KDP 1 and 2 of the House Extension & Alterations SPD. It also supports the aims of Chapters 12 and 16 of the National Planning Policy Framework by promoting high-quality design and preserving the significance of heritage assets.

Residential Amenity

- 10.10 Consideration in relation to the impact on the residential amenity of neighbouring occupants shall now be set out, taking into account policy LP24 c), which sets out that proposals should promote good design by, amongst other things, extensions minimising impact on residential amenity of future and neighbouring occupiers. The House Extensions & Alterations SPD goes into further detail with respect to Key Design Principle 3 on privacy, Key Design Principle 5 on overshadowing/loss of light and Key Design Principle 6 on preventing overbearing impact.
- 10.11 The nearest neighbours are 26 & 28 West Park Street. However, these properties are situated in such a position relative to the extension, that there is no impact in terms of overbearing, overshadowing or overlooking.
- 10.12 The scheme is therefore considered to be acceptable in terms of KDP3 – privacy, KDP5 – overshadowing and KDP 6 – overbearing impact of the House Extension & Alterations SPD, policy LP24 of the KLP c) in term of minimising impact on neighbouring occupiers and advice within chapter 12, paragraph 130 of the NPPF.

10.13 Having considered the above factors, the proposals are not considered to result in any adverse impact upon the residential amenity of any surrounding neighbouring occupants, complying with Policy LP24 of the Kirklees Local Plan (b) in terms of the amenities of neighbouring properties, Key Design Principles 3, 5, 6 & 7 of the House Extensions & Alterations SPD and Chapter 12 of the National Planning Policy Framework.

Highway issues

10.14 The proposals will result in some intensification of the domestic use. However, the property has parking in the form of a garage which is considered to represent a sufficient provision. Bin storage for the dwelling would not be moved as part of the proposals. As such the scheme would not represent any additional harm in terms of highway safety and as such complies with Policy LP22 of the Kirklees Local Plan along with Key Design Principles 15 & 16 of the House Extension & Alterations SPD.

Representations

10.15 24 representations have been received. The material planning matters raised are summarised as follows:

- Extension would be out of character with the conservation area
Officer Response: This is a material consideration as it relates to visual amenity. However as stated under the relevant subheading, the reduced scale, together with the detailing proposed and the matching materials would result in a proportionate addition to the property in keeping with the character.
- Loss of light to neighbour's garden
Officer Response: This is a material consideration as it relates to residential amenity. As stated in the relevant section of this report, the nearest neighbours are 26 & 28 West Park Street. However, these properties are situated in such a position relative to the extension, that there is no impact in terms of overbearing, overshadowing or overlooking.
- Loss of privacy
Officer Response: this is a material consideration as it relates to residential amenity. As stated in the relevant section of this report, the nearest neighbours are 26 & 28 West Park Street. However, these properties are situated in such a position relative to the extension, that there is no impact in terms of overbearing, overshadowing or overlooking.
- Overbearing impact due to scale
Officer Response: This is a material consideration as it relates to residential amenity. As stated in the relevant section of this report, the nearest neighbours are 26 & 28 West Park Street. However, these properties are situated in such a position relative to the extension, that there is no impact in terms of overbearing, overshadowing or overlooking.
- Use of render inappropriate in area
Officer Response: Amended plans have been received to ensure the extension is constructed using stone.
- Parking
Officer Response: The increase in accommodation is not substantial and the existing parking is considered sufficient.

10.16 Concerns have also been raised for a number of matters which are not material planning considerations and are noted:

- Access for scaffolding.
- Damage to surrounding property.
- Noise and disruption.
- Previous development by the applicant.
- Fly tipping.
- Intent of neighbours to call police.
- Intent of neighbours to complain to the media.

10.17 The additional representations received after the amended plans did not raise any new matters.

Other Matters

10.18 *Biodiversity*: After a visual assessment of the building by the officer, it appears that the building is in good order, well-sealed and unlikely to have any significant bat roost potential. Even so, a cautionary note should be added that if bats are found during the development, then work must cease immediately, and the advice of a licensed bat worker sought.

10.19 *Carbon Budget*: The proposal is a small scale domestic development to an existing dwelling. As such, no special measures were required in terms of the planning application with regards to carbon emissions. However, there are controls in terms of Building Regulations which will need to be adhered to as part of the construction process which will require compliance with national standards.

11.0 CONCLUSION

11.1 This application to erect a first floor extension to the side of 1 Newsome Street has been assessed against relevant policies in the development plan as listed in the policy section of the report, the House Extensions & Alterations SPD, the National Planning Policy Framework and other material considerations.

11.2 The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

11.3 As set out above, this application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

12.0 CONDITIONS (Summary list. Full wording of conditions including any amendments/additions to be delegated to the Head of Strategic Investment)

1. Standard 3 year timescale to commence development
2. Development to be in accordance with plans
3. Materials of extension to match existing house

Background Papers:

Application and history files.

[Current application](#)

[2022/92587 - erection of extension - refused and dismissed at appeal](#)

[2023/92037 – deemed application via enforcement appeal -- dismissed](#)

[2024/90923 - Alterations to existing conservatory to form enclosed room \(within a Conservation Area\) - approved](#)

[2024/92012 – non material amendment -agreed](#)

Certificate of Ownership – Certificate A signed and dated.