

Our ref: hk/o/Dwsby/Newsome/APC/28.03.23

28 March, 2024

Proposed single storey extension at 1, Newsome Street, Dewsbury, WF13 4HE.

please find enclosed a planning application for a single storey extension at the above property which takes into consideration the Planning Inspectors comments in dismissed appeal APP/Z4718/C/23/3325479.

The new scheme sets the extension flush with the host dwelling and returns the original L shape range which collapsed but was previously in situ since at least 1948. Furthermore, the extension will be constructed in matching stone with only a small section of render to the rear as was previously the case prior to the original extension collapsing. Please note that there is no increase in size or height from what was previously in situ since the 1940s onwards.

The Inspectors comments can be summarised as follows -

Although the previous conservatory was a somewhat incongruous addition to the property, the L-shaped range to which it was added was more in keeping with the character and appearance of the main house.

The proposed scheme reconstructs the original L shaped range flush with the host dwelling. The incongruous conservatory which projected forward of the side elevation of the host building has been removed.

Although it is not widely visible from Newsome Street itself, it is nevertheless a significant addition at the side of the house which, because of its forward projection, width and bulky

elevations, dominates the front of the property in a manner that the previous additions did not.

The light cream-coloured render finish sets the extension clearly apart from the darker, natural stone face of the main dwelling. By virtue of its design, scale and positioning, this contrasting facing material has the effect of accentuating the width and bulk of the extension.

it is nevertheless undeniable that such finishes are part and parcel of the area's character and appearance. The use of render is not therefore harmful, per se, but it does accentuate the harmful elements of the extension that I have identified above.

The forward projection to the side of the house has been removed. The use of render has been totally minimised so that it repeats what was in situ to the rear of the property like for like.

The appellant usefully describes the CA and its features of note. A series of historic maps show the evolution of the appeal property and the long-standing but modest form of the L-shaped range at the side of the appeal property.

The appeal scheme is however an altogether more substantial structure that lacks the almost discrete, and more modest scale of the distinct elements of the now removed L-shaped range and conservatory. Thus, as a consequence of the appeal extension's scale, design, appearance and siting relative to the main dwelling, it is a significant departure from the modest scale of the appeal property and its attached range of L-shaped outbuildings.

The proposed scheme restores the L shaped range which is now constructed in stone and appears as a subservient addition to the host dwelling.

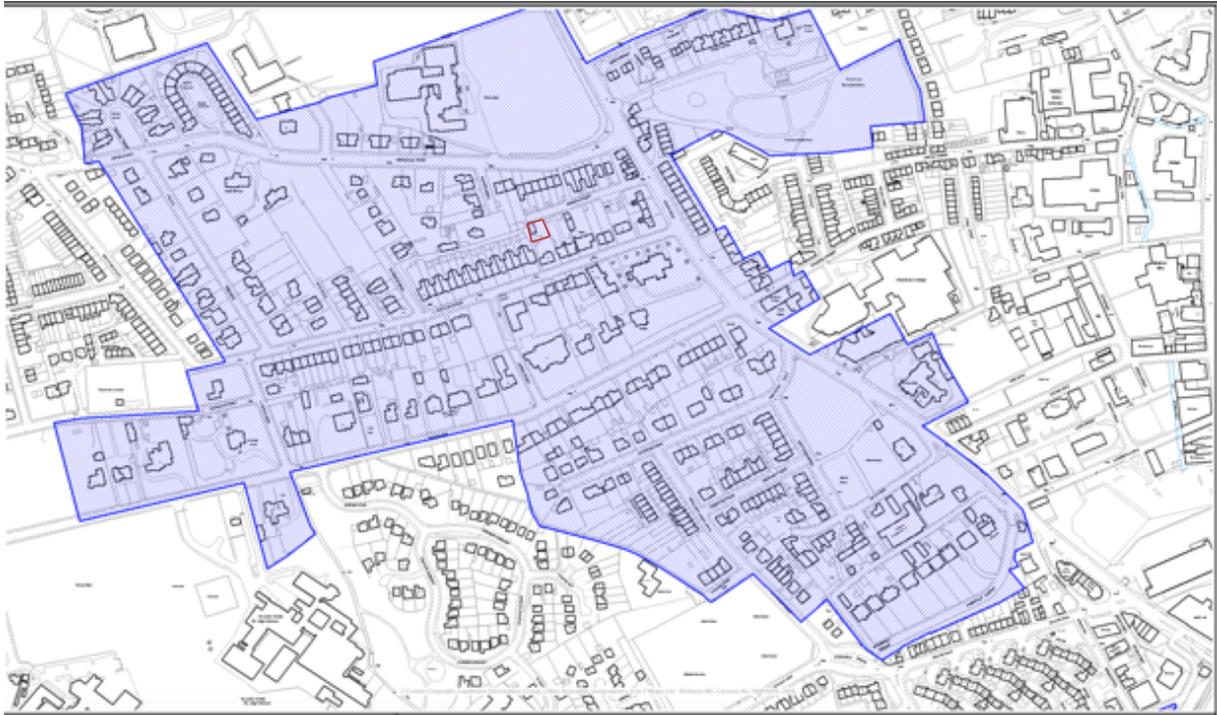
Heritage and Planning Policy Assessment

1 Newsome Street is a detached stone dwelling fronting Newsome Street. The property has gardens to the side off Newsom Street with a detached outbuilding and a porch on the side elevation. The existing extension has been constructed on the side elevation with a projecting element to the front. The extension replaces a previous extension and conservatory with a width of 7.2m and a depth of 7.5m, projecting 2m forward of the front elevation. The roof form is a parapet with a lantern. The extension has been constructed using blockwork and render.

Northfields Conservation Area

The Northfields conservation area is situated mainly to the west of Halifax Road approximately one mile to the north-west of Dewsbury town centre. The land rises steeply from 177 feet above sea level to 407 feet above sea level and covers an area of approximately 70 acres.

Northfields was designated as a Conservation Area in July 1978. However, our understanding is that the Conservation Area designation has not been reviewed since that time contrary to (Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990).



Northfields Conservation Area and Application Site Outlined in Red.

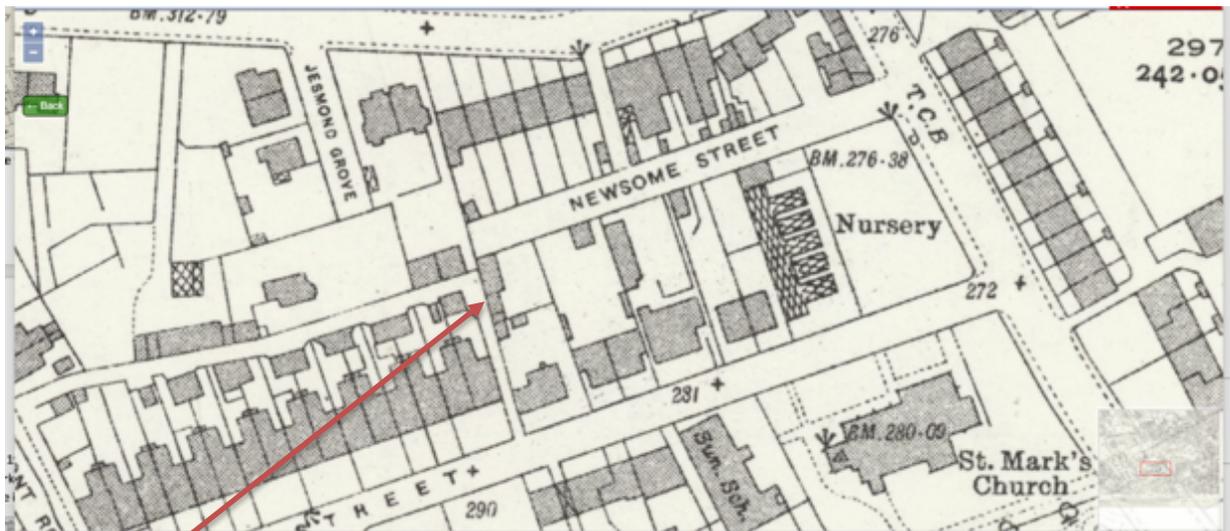
Built as a residential suburb in the latter part of the 19th Century, the main landmark features in the area are Dewsbury Gospel Church (St Marks), the former Municipal Buildings (since converted to flats) and the Batley School of Art (former Dewsbury College). There are no statutory listed buildings in the Northfields Conservation Area nor are any of the buildings locally listed. The growth of the area can be traced back to 1865 when St Mark's Church was completed. Following this, Claremont Road, Nos. 1-37 Oxford Road, 1-25 Birkdale Road, the Masonic Hall and Springfield Terrace were all completed by 1870. By 1908 the area was more or less developed as we know it today.

The special character of the area can be derived mainly from the consistent use of building materials which are coursed stone and natural slate. Render and the use of brick also features prominently. Stone boundary walls and gate pillars are a notable feature. This coupled with the groupings of various distinct parts of the Conservation Area and the design and layout of the street pattern add to its pleasant appearance. Generally, buildings are Victorian or Edwardian in design, be it detached, semi-detached or terraced. The street pattern is generally straight with streets set at right angles to each with the notable exception of Victoria Crescent and Alexandra Crescent.

As regards historic development it is clear that the host property already has an extension by 1905 as shown in the OS 25 Inch Map Yorkshire CCXXXII.15 Revised: 1905, Published: 1907. The extension is built right on to the boundary wall.



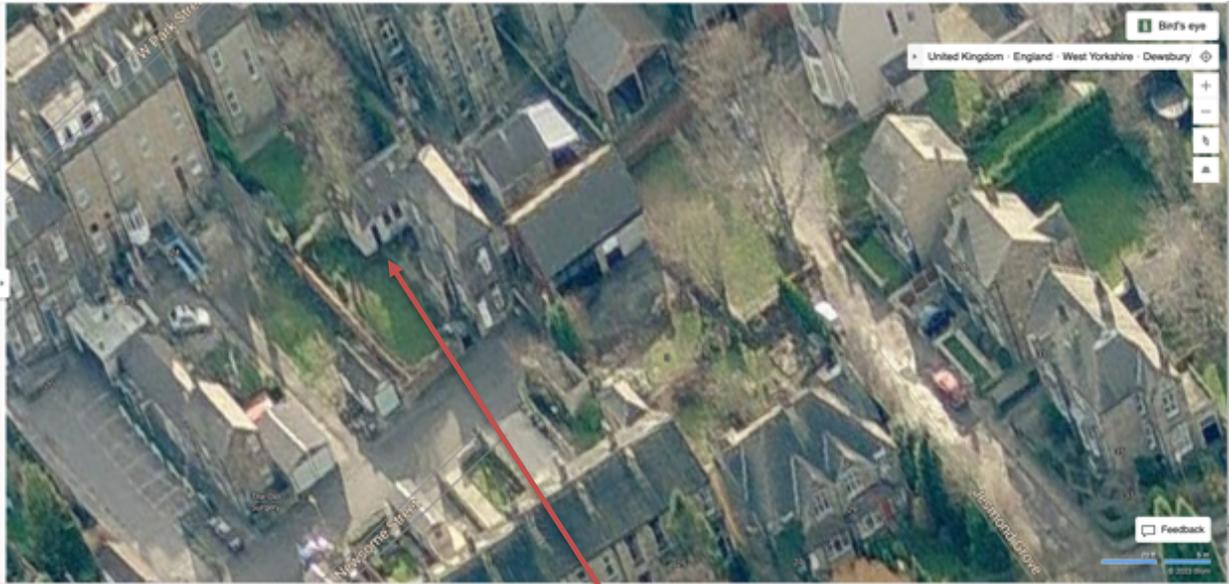
Appeal Site with Extension - OS 25-inch England and Wales, 1841-1952 - Yorkshire CCXXXII.15



Appeal Site - OS 25-inch England and Wales, 1841-1952 - Yorkshire CCXXXII.15 Revised: 1938, Published: 1941

By 1938 Newsom Street is shown as the service street to the dwellings fronting West Park Street and Oxford Road. There are large gardens. The host property at the appeal site has already been further extended to the southern boundary of the plot. Some time after this the extension is further extended into the garden of the plot to create an 'L' shaped extension. This is shown on the formal Kirklees Council designated Northfields Conservation Area Map. It is therefore the case that the L shaped extension forms part of and is integral to the original dwelling.

Historic aerial images show that the conservatory was added at some point between 2002 and 2009. Below we have found an aerial image that shows the L shaped extension to the property before the conservatory was added. It clearly shows that the L shaped extension facing into the property was full rendered.

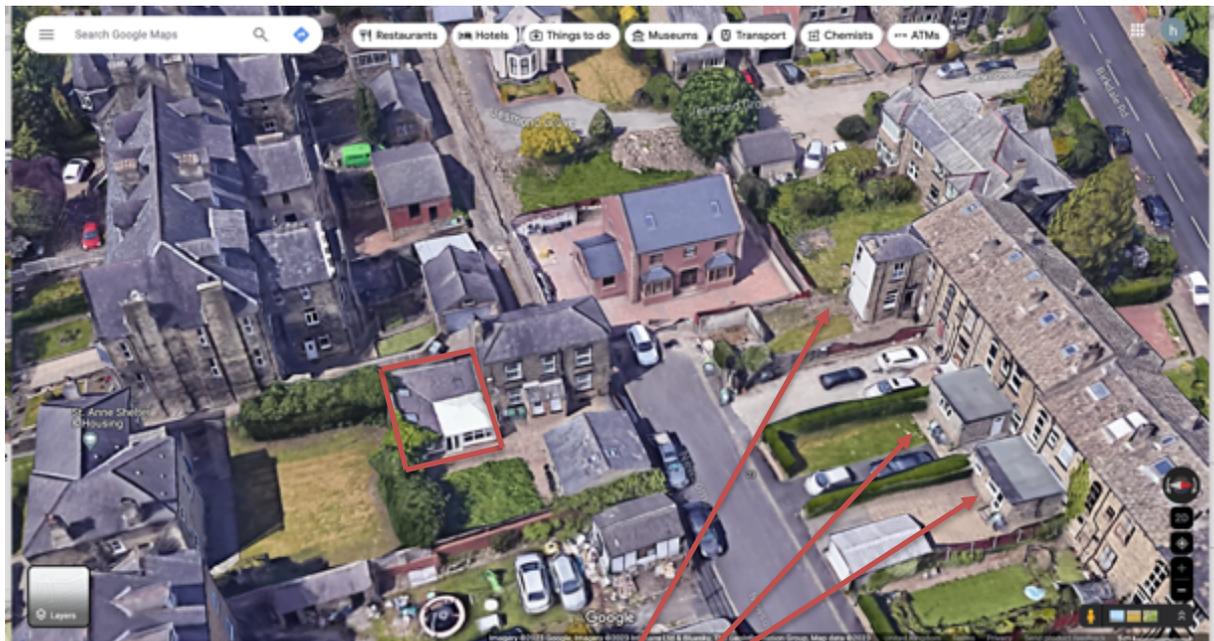


Aerial Photo of 1 Newsome Street – (date unknown) showing L shaped extension pre installation of conservatory with rendered walls



1 Newsome Street with L Shaped Range

Source: Historic England Archive (RAF Photography) raf_58_b_56_vp1_5243 flown 28/07/1948



Original L Shaped Extension and Conservatory – Use of render and stone on existing extensions and single storey flat roofed extensions on Newsome Street

The application site has a long-established L shaped range since at least 1948 and prior to its collapse has been an established feature of the conservation area at its formal designation in 1978 such that the principal of the L shaped range is well established.

The proposed scheme restores the L shaped range in stone with a single storey flat roofed extension. There will be partial use of render to the rear as was the case prior to the collapse of the range to replicate the previous appearance in the conservation area as per the images below.



1 Newsome Street- rear elevation prior to collapse of L shaped range



1 Newsome Street – Proposed extension

The Kirklees Local Plan was adopted on 27 February 2019. It comprises the strategy and policies document, allocations and designations document and associated policies map. The appeal site does not have any specific designation other than being located within the Northfields Conservation Area.

Policy LP24 deals of the adopted local plan deals with design and states –

Good design should be at the core of all proposals in the district and should be considered at the outset of the development process, ensuring that design forms part of pre-application consultation of a proposal. Development briefs, design codes and masterplans should be used to secure high quality, green, accessible, inclusive and safe design, where applicable. Where appropriate and in agreement with the developer schemes will be submitted for design review.

Proposals should promote good design by ensuring:

- a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;
- b. they provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings and the creation of development-free buffer zones between housing and employment uses incorporating means of screening where necessary;
- c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers;
- d. high levels of sustainability, to a degree proportionate to the proposal, through:
 - i. The re-use and adaptation of existing buildings, where practicable;
 - ii. design that promotes behavioural change, promoting walkable neighbourhoods and making walking and cycling more attractive;
 - iii. considering the use of innovative construction materials and techniques, including reclaimed and recycled materials;
 - iv. where practicable, minimising resource use in the building by orientating buildings to utilise passive solar design. This includes encouraging the incorporation of vegetation and tree planting to assist heating and cooling and considering the use of renewable energy;
 - v. providing charging points to encourage the use of electric and low emission vehicles;
 - vi. incorporating adequate facilities to allow occupiers to separate and store waste for recycling and recovery that are well designed and visually unobtrusive and allows for the convenient collection of waste;
 - vii. designing buildings that are resilient and resistant to flood risk, where such buildings are acceptable in accordance with flood risk policies and through incorporation of multi-functional green infrastructure where appropriate;
 - viii. designing places that are adaptable and able to respond to change, with consideration given to accommodating services and infrastructure, access to high quality public transport facilities and offer flexibility to meet changing requirements of the resident / user.
- e. the risk of crime is minimised by enhanced security, and the promotion of well-defined routes, overlooked streets and places, high levels of activity, and well-designed security features;
- f. the needs of a range of different users are met, including disabled people, older people and families with small children to create accessible and inclusive places;
- g. any new open space is accessible, safe, overlooked and strategically located within the site and well integrated into wider green infrastructure networks;

- h. development contributes towards enhancement of the natural environment, supports biodiversity and connects to and enhances ecological networks and green infrastructure;**
- i. the retention of valuable or important trees and where appropriate the planting of new trees and other landscaping to maximise visual amenity and environmental benefits; and**
- j. the provision of public art where appropriate.**

The Kirklees House Extensions and Alterations SPD was adopted in June 2021. Key Design Principle 1 – Local Character and Street Scene (KDP1) states 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.

KDP2: Impact on the Original House states 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 detail.

Policy LP35 deals with the Historic Environment and development within a Conservation Area. the principle of a single storey flat roofed side extension in matching materials is established in the conservation area and the principle of an L Shaped range is supported by the Planning Inspectorate. The proposed scheme does not harm the character and setting of the Northfields Conservation Area and therefore complies with Policy LP35 and Chapter 16 of the NPPF.

We therefore commend this application for approval. If you have any questions relating to this application, please do not hesitate to contact these offices in the first instance.

Yours sincerely,

HARIS KASUJI BA MA MRTPI