

About the application

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| Application number: 2024/90923   |                                                                                  |
| What is the application for?:    | Demolition of existing conservatory and erection of single storey side extension |
| Address of the site or building: | Kelvin Villa, 1, Newsome Street, Dewsbury, WF13 4HE                              |
| Postcode:                        | WF13 4HE                                                                         |

User comments

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| Type of comment: An objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |     |
| Do you wish your comments to be published on the website anonymously?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Yes |
| <p>The unauthorised erection of a single side extension must be fully demolished as set out by the Government Planning Inspectorate.</p> <p>The owners of Kelvin Villa, 1 Newsome Street don't have any right of access of the alleyway from West Park Steet which is located between number's 26-28 West Park Street, when this unauthorised work was originally carried out, they used the alleyway to bring in building materials, cement etc which left West Park Street in a mess, they also dug up the alleyway which once again they have no right off access.</p> <p>To make matters worse they broke a wall and got rid of the bricks of 26 West Park Street</p> <p>Mrs Sajeeda Ibrahim in the application is advising that the pervious conservatory collapsed which resulted in them building a single storage side extension which was then built without planning permission, the erection of the single storey side extension should be built as it was prior to this supposedly conservatory collapsing.</p> <p>Below via the links, pictures can be viewed of how the side extension/conservatory looked, they must build it as it was prior to it collapsing.</p> <p><a href="https://themovemarket.com/tools/propertyprices/1-newsome-street-dewsbury-wf13-4he">https://themovemarket.com/tools/propertyprices/1-newsome-street-dewsbury-wf13-4he</a></p> <p><a href="https://www.rightmove.co.uk/house-prices/details/england-77464018-92501283?s=9234015f9f157385f7644ef5ade5e4d560f33759c46036c2c4eacf913faaf15c#/">https://www.rightmove.co.uk/house-prices/details/england-77464018-92501283?s=9234015f9f157385f7644ef5ade5e4d560f33759c46036c2c4eacf913faaf15c#/</a></p> <p>The new application for the side extension shouldn't be an incongruous development out of character with the main house' due to its height, roof design and use of render. Looking at the new plans the project shouldn't be forward of the main building's front elevation. However, unlike the old structures, the appeal extension is a single structure. As such, it loses the subtlety of the smaller and more modest individual elements of the previous structures and their incremental cumulative impacts in terms of footprint area and scale and heights</p> |     |

area and scale, and heights.

As mentioned above plus with the link provided which shows pictures on how the conservatory looked prior the unauthorised single story side extension it should be built the same as it was before, matching brick work which has to match the current house and no use of rendering.

The new single storey extension must not be taller and bulkier extension in overall terms, with its front and side elevations much higher than those of the previous structures. As such, it looks a much larger and bulkier extension and, unlike the incremental additions to the property that it replaced, its width relative to that of the main house gives it a more dominant presence at the side of the house. In this sense, the extension fails to read as a subservient addition to the property and is in congruously unsympathetic to the scale, character and appearance of the main house.

As there are bats plus other animals within the Northfields Conservation Area relevant reports must be done before a new single storey extension is done.

So in essence I'm asking Kirklees Council to reject this application as it's not in keeping with the Northfields Conservation Area, the new application doesn't match how the conservatory use to look prior to the unauthorised work that was done without planning permission originally which then the Government Planning Inspectorate correctly rejected.