About the application

Application number: 2025/91657	
What is the application for?:	Erection of first floor side extension (within a Conservation Area)
Address of the site or building:	Kelvin Villa, 1, Newsome Street, Dewsbury, WF13 4HE
Postcode:	WF13 4HE

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

Objection to Planning Application: Erection of First Floor Side Extension at Kelvin Villa, 1 Newsome Street, Dewsbury, WF13 4HE

To: The Planning Department, Kirklees Council

Subject: Objection to Planning Application – Erection of First Floor Side Extension (within a Conservation Area)

I am writing to formally object to the proposed erection of a first-floor side extension at Kelvin Villa, 1 Newsome Street, Dewsbury, WF13 4HE, which lies within a designated Conservation Area.

1. Harm to the Character and Appearance of the Conservation Area

The proposal is entirely unsympathetic to the historic character of the area. The design, scale, and materials proposed for the extension are inconsistent with the surrounding period properties and would significantly harm the visual integrity of this part of the Conservation Area. The extension, as described, would appear bulky and intrusive, disrupting the uniform appearance of the neighbouring dwellings and detracting from the architectural charm that the Conservation Area seeks to protect.

Simply put, the proposed extension will look out of place and aesthetically unpleasant — a modern and disproportionate addition that clashes with the traditional character of the street. It will have a disgusting and jarring visual impact on what is otherwise a well-preserved and harmonious streetscape.

2. Impact on Residential Amenity and Streetscene

The scale and placement of the proposed structure would dominate the side elevation and result in an overbearing effect on neighbouring properties. The visual intrusion from the extension would negatively impact the outlook and privacy of nearby

from the extension would negatively impact the outlook and privacy of nearby residents. This does not align with Kirklees Council's own planning guidance, which aims to ensure that development within Conservation Areas preserves or enhances their special character.

3. Access and Use of Private Land

It must also be noted that the applicants have no legal right of access to the private road/alleyway on West Park Street, which is for the exclusive use of the residents of West Park Street. Any attempt to erect scaffolding, building materials, or equipment on this private road will constitute trespass and will be removed without hesitation. This access issue alone further demonstrates that the development is impractical and inappropriate in this location.

For the reasons set out above, I respectfully request that Kirklees Council refuse this planning application. The proposed development does not preserve or enhance the character of the Conservation Area, conflicts with local planning policies, and will cause unnecessary visual and practical harm to the local environment and community.

4. Duty of Care and Representation

Should this application be referred to the Planning Sub-Committee, I strongly urge Committee Members and the local MP to fully consider the legitimate concerns raised by the residents of West Park Street. You have a duty of care to represent and protect the interests of the local community, ensuring that inappropriate and harmful developments such as this are rightfully rejected.

Residents have made their objections clear, and it is vital that their voices are heard and respected in the decision-making process.