

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
Formal Objection to Planning Application: Erection of First Floor Side Extension (Within a Conservation Area)	
Address: Kelvin Villa, 1 Newsome Street, Dewsbury, WF13 4HE	
<p>I am writing to lodge a formal objection to the planning application for the erection of a first-floor side extension at the above address, which lies within a designated Conservation Area.</p>	
<p>1. Lack of Lawful Access to Private Land</p>	
<p>The applicants have no legal right of access to the private alleyway or roadway situated on West Park Street, which is privately owned and maintained exclusively by the residents of West Park Street. Any works that rely upon this land for access, scaffolding, materials storage, or construction activity would therefore constitute trespass.</p>	
<p>It is also important to note that during previous unauthorised building works, the applicants and/or their contractors blocked this private road with vehicles, refused to move them when requested, and engaged in conduct that caused distress to local residents. This pattern of behaviour raises legitimate concerns regarding the ability of the applicants to carry out works responsibly and lawfully.</p>	
<p>2. Harm to the Character and Appearance of the Conservation Area</p>	
<p>The proposed extension is excessive in scale, bulk, and massing and is not sympathetic to the architectural character of neighbouring properties or the established appearance of the Conservation Area. The design fails to preserve or enhance the area's historic and aesthetic value, as required by Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which places a duty on the local authority to pay special attention to preserving or enhancing the character or appearance of</p>	

to pay special attention to preserving or enhancing the character or appearance of such areas.

The proposed development would therefore harm the visual integrity of the Conservation Area and is inconsistent with Local Plan Policy LP35 (Heritage) and the National Planning Policy Framework (NPPF) paragraphs 199–208, which emphasise the importance of conserving heritage assets.

3. Loss of Residential Amenity

Due to its size and positioning, the proposed extension would block natural light to my property and neighbouring dwellings, resulting in an unacceptable loss of daylight and outlook. The proximity and height of the new structure would have an overbearing impact, diminishing the residential amenity of adjoining homes and failing to comply with Local Plan Policy LP24(c), which seeks to protect the amenity of existing and future occupiers.

4. Previous Conduct and Nuisance

When the previous unauthorised (illegal) extension was constructed, there were multiple incidents of fly-tipping on the private alleyway, threatening behaviour towards residents, and obstruction of the private road by vehicles associated with the works. These events caused considerable nuisance, raised safety concerns, and demonstrated a disregard for both the law and the rights of neighbouring residents.

Given this history, there is genuine apprehension that granting this application would lead to further trespass, nuisance, and disruption on privately owned land and within a sensitive heritage environment.

5. Conclusion

In summary, this proposal should be refused on the following grounds:

The applicants have no legal right of access to the private road on West Park Street.

The development is harmful to the character and appearance of the Conservation Area.

It would result in a loss of light and amenity to neighbouring residents.

There is a record of prior unlawful and disruptive conduct associated with previous works at this address.

For these reasons, I respectfully urge Kirklees Council to refuse planning permission for this development and to ensure that the rights and amenity of West Park Street residents are properly protected.