

PLANNING STATEMENT

68 Oxford Road

Dewsbury

WF13 4EH

Proposal

Alterations to Existing Detached Dwelling by Way of Two Storey Extension to Front with Feature Balcony, Two Storey Extension to Rear, Single Storey Extension to Side/Rear, and Balcony to Rear Roof Slope.

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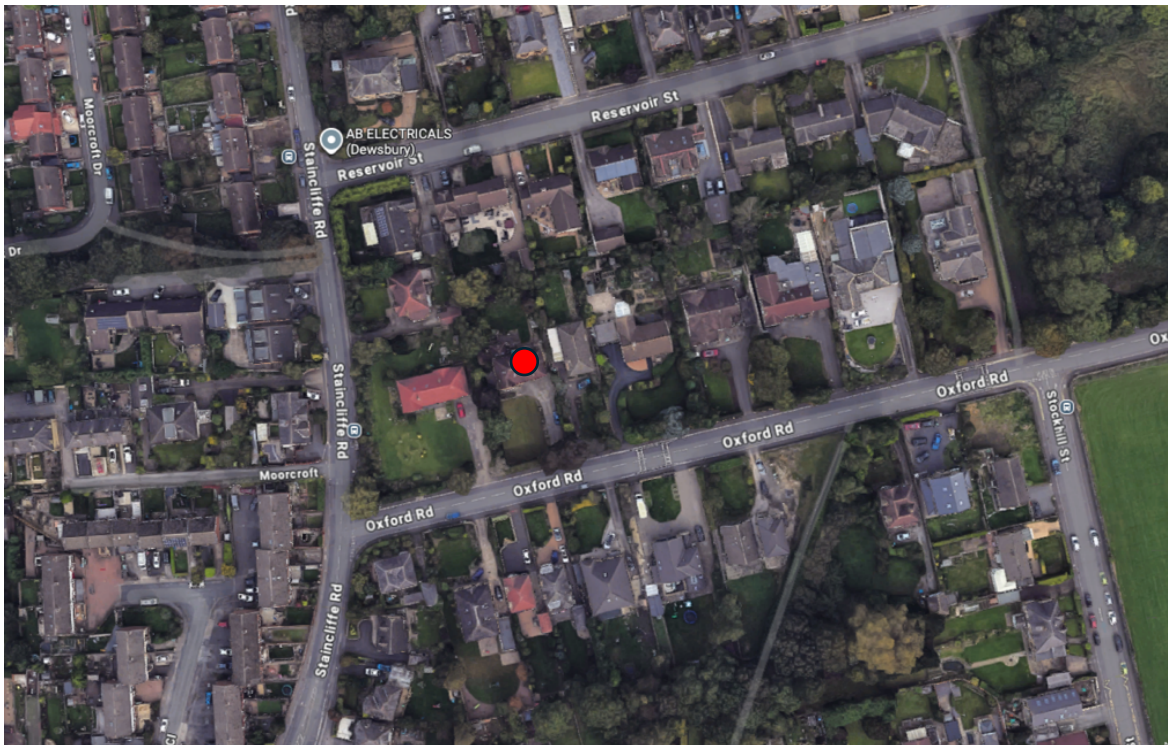
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1.0 INTRODUCTION

- 1.1 This Planning Statement is submitted by 'Planning Management Ltd' on behalf of the applicant who has recently acquired the property at 68 Oxford Road, Dewsbury. The applicant intends to make significant positive changes to the dwelling to provide for him and his family a new bespoke home to reside in and enjoy. The existing dwelling is currently empty and in need of renovation, this provides an excellent opportunity for the applicant to make creative, innovative, and elegant changes.
- 1.2 The dwelling design and alterations have been inspired by local firm 'ONE17' who are Award-winning architects and interior designers.
- 1.3 In terms of housing delivery, the government's aspirations for housing delivery are a shift in emphasis to focus more on home ownership options means that the council will need to enable a variety of approaches and work creatively and collaboratively with development partners to deliver housing growth and tenures which meet needs.
- 1.4 The National Planning Policy Framework advocates 'that significant weight in decision making should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings'.
- 1.5 The Vision for Kirklees is for a mix of high-quality housing which offers choice and meets the needs of all communities including affordable housing. The challenges of an ageing population will have been addressed and a range of housing and employment choices available to attract and retain younger age groups within the district to build sustainable communities.
- 1.6 The applicant would like to work with the Council in order to secure approval for the proposed use.

2.0 SITE AND SURROUNDINGS

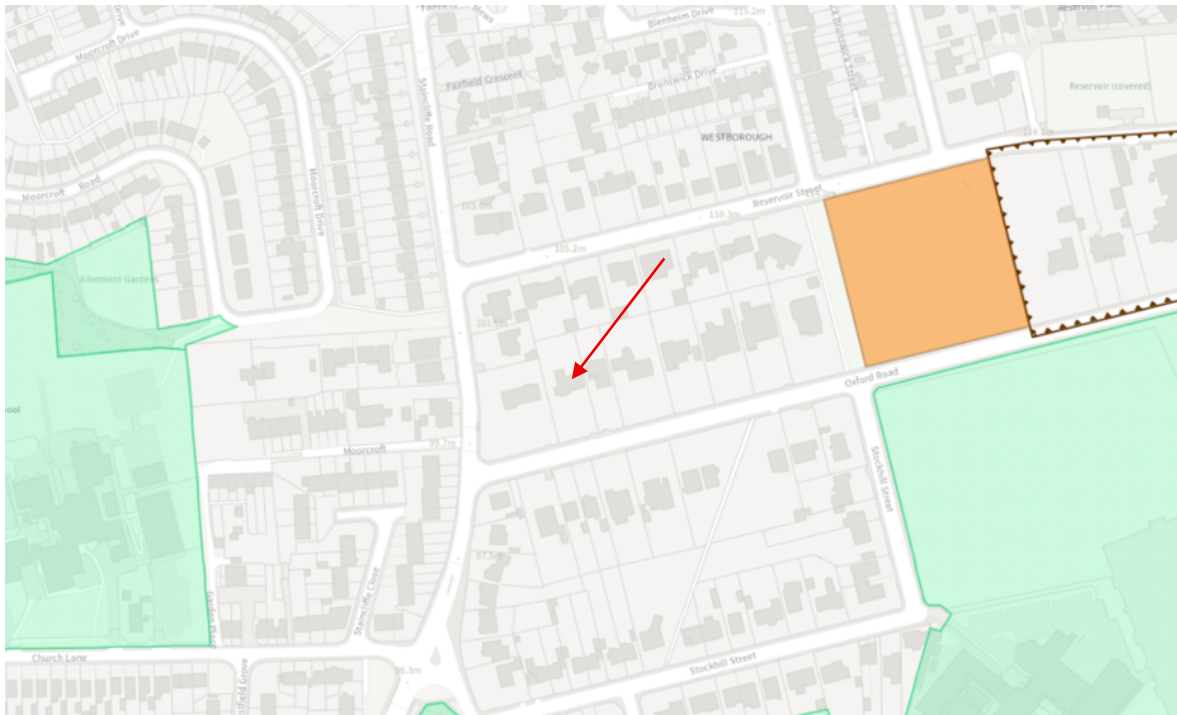
- 2.1 The application property is located towards the end of Oxford Road near the junction of Staincliffe Road, Dewsbury. The site comprises a large, detached two storey dwelling with single storey extensions to the side and rear. A drive to the front of the dwelling leads to the integrated garage. Large landscaped garden areas are provided to both the front and rear.
- 2.2 The dwelling is finished in natural stone with a hipped grey slate roof and white Upvc window frames and doors. Large mature trees are positioned along the rear boundary providing privacy.
- 2.3 The surrounding area is predominately residential consisting of varied property types and styles set within their own grounds. The properties within the street include detached bungalows, detached two storey dwellings, and large extended two storey semi-detached houses. The properties are finished in a variety of materials including stone, stone slips, and render with both slates and tiles used for the roofs. Westborough High School and St John Fisher Academy are located to the south and south east.



- 2.4 **Above:** The site is located within a residential area consisting of large residential plots.



2.5 **Above:** This outlines the application site extents with the property set back from the highway with large garden areas to front and rear.



2.6 **Above:** The Councils Local Plan Proposals Map identifies the site within defined urban area, otherwise unallocated with no specific designations. The Conservation Area (jagged outline) to the west would be unaffected by the proposed development. The Orange Area indicates Housing Allocation.

3.0 PROPOSED DEVELOPMENT

3.1 The applicant is seeking planning permission to erect and make alterations to the existing dwelling, the proposed extensions and alterations include;

- Two storey extension to front with balcony
- Two storey extension to rear
- Single storey extension to side/rear
- Balcony to rear roof slope.

3.2 Ultimately the proposed dwelling would be larger in size to accommodate for the applicant's family. The dwelling at ground floor would consist of 3 reception rooms, an open kitchen, separate kitchen, pantry, sauna, gym, and prayer room. The first and second floors would consist of 5 bedrooms all ensuite, store and laundry room, and an outdoor terrace.



3.3 **Above:** Montage of front elevation of the dwelling on completion.

4.0. INVOLVEMENT

- 4.1 No formal pre-application advice in this instance has been sought from the Council. The scheme put forward is an acceptable proposal providing quality accommodation in this area.
- 4.2 Paragraph 40 of the NPPF states;
“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.”
- 4.3 This planning Statement has been submitted as part of this planning proposal to provide a reasoned justification of the proposal using local and national planning policy and guidance.

5.0 RELEVANT PLANNING POLICY

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the development plan unless material considerations indicate otherwise.
- 5.2 The National Planning Policy Framework (December 2024) sets out the Government's overarching planning policies. At its heart is a presumption in favour of sustainable development. For decision making this means approving development proposals that accord with an up-to-date development plan without delay or, where there are no relevant development plan policies, granting permission unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 5.3 The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019). It states that 'Our vision needs to consider what Kirklees should be like in the future if the needs and aspirations of those who live, work in or visit Kirklees are to be met whilst retaining the characteristics that make it attractive and distinctive. It also needs to be flexible to allow us to respond to future challenges in a way that is right for Kirklees and its residents and businesses.'
- 5.4 The following Local Plan policies have relevance to the proposal:

LP 1 – Achieving sustainable development

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.

LP 2 – Place shaping

All development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan, in order to protect and enhance the qualities which contribute to the character of these places.

LP 22 – Parking

The provision of parking will be based on the following principles:

f. new developments will incorporate flexibly designed minimum parking spaces for private cars, considering a range of solutions, to provide the most efficient arrangement of safe, secure, convenient and visually unobtrusive car parking within the site including a mix of on and off street parking in accordance with current guidance;

LP 24 – Design

Policy LP24 of the KLP is relevant and states that “good design should be at the core of all proposals in the district”. In terms of extending and making alterations to a property which would include outbuildings, Policy LP24 of the Local Plan is a key material consideration when assessing such proposals, which relates to good design amongst other matters, whereby,

a. the form, scale, layout and details of all development respects and enhances the character of the townscape

SUPPLEMENTARY PLANNING DOCUMENTS (SPD)

5.5 House Extensions and Alterations (adopted June 2021).

- Principle 1 – 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.”
- Principle 2 – 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.”
- Principle 15 – that “Extensions and alterations should maintain appropriate access and off-street ‘in curtilage’ parking.”

NPPF (2024)

- 5.6 The NPPF clearly states ‘that the purpose of the planning system is to contribute to the achievement of sustainable development’ (paragraph 7).
- 5.7 Paragraph 125 of the NPPF states that Planning policies and decisions should:
- d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained, and available sites could be used more effectively.
- 5.8 Paragraph 129 of the NPPF states that Planning policies and decisions should support development that makes efficient use of land, taking into account:
- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it.
- 5.9 Paragraph 135 of the NPPF, advises that Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
- 5.10 Paragraph 135 states that Planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

5.11 The general perspective of the NPPF is that planning should proactively drive growth and support sustainable economic development. It also states that planning should make effective use of land by reusing land that has been previously developed and sets out a presumption in favour of sustainable development. The government is committed to ensuring that the planning system does everything it can to support sustainable economic growth.

5.12 Paragraph 116 of the NPPF states that ‘Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios’.

National Planning Practice Guidance (NPPG)

5.13 The government published its NPPG on 6 March 2014. This is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalising and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the NPPG or other national advice in the Analysis section of the report, where appropriate.

6.0 ASSESSMENT

Principle

- 6.1 The proposed alterations and extensions of a contemporary yet traditionally designed building would make a better use of the site which is in need of investment. The dwelling in its current state is in need of alterations to be of a suitable functional use for the applicant and family and where it would complement the surrounding area.
- 6.2 The proposed development will result in extensions and alterations to this residential property in an identified settlement upon unallocated land which is considered acceptable. Therefore, the proposed development is considered as an appropriate and compatible to the existing residential character of the area in this sustainable location.
- 6.3 The site is well located in relation to large scale dwellings as well as typical family housing accommodation in an urban area for it to support urban regeneration and protect the countryside.
- 6.4 The proposal would provide a high standard of housing accommodation which is much needed in this urban area. It would enhance the character of the area by bringing an existing site into better use overall, it would consider the needs of the local community of protective surrounding built environment and provide future occupiers with services within walking distance and reduce the need to travel.
- 6.5 However, careful consideration is also given to the size and position of the proposed extensions in relation to its surroundings. An assessment of this, along with all other material planning considerations, including visual and residential amenity is set out below.
- 6.6 In light of the above it is considered that the principle of maintaining the residential use at the application site is acceptable.

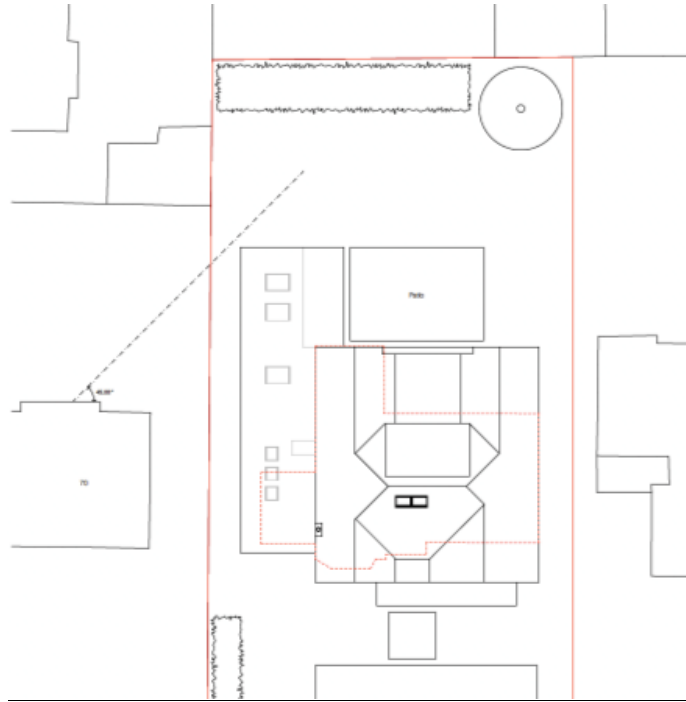
Amenity

- 6.7 Local Plan policy LP24 states that proposals should ensure good design by ensuring developments minimise the impact on residential amenity of future and neighbouring occupiers.
- 6.8 It has already been established above that the principle of providing extensions and alterations at the site would be acceptable, consideration should also be given to the immediate surrounding area and mainly to the existing dwellings on either side.
- 6.9 The SPD guidance states that ‘Normally new build developments should seek appropriate separation distances for servicing, accommodating future adaptations and creating attractive street scenes. These should be in keeping with the character and context of the site and proportionate to scale of the dwellings’.
- 6.10 It is considered that there would be no concerns regarding the distance to the front and rear elevations, more than 21m would be provided to the opposite neighbouring dwelling to the front (50m), whilst a large long garden area is afforded by the site to the rear 19m (retained) with a distance of 37m retained to the backs of properties on Reservoir Street.
- 6.11 In terms of No’s 70 and 66 Oxford Road, both these properties have no habitable room windows on their side elevations which face the application property. Also, there would be no side elevation habitable room windows on the proposed dwelling/extensions that would face these neighbouring properties, the proposed extensions are not therefore considered to result in detrimental overlooking.
- 6.12 It is noted that the proposed dwelling sits on slightly higher land level than the bungalow at No.70, naturally, and that the proposed extensions include a 4m two storey extension to the rear and a single storey element which extends a further 6m. It is acknowledged that these are large extensions, however, given the detached nature of the property set within its own grounds, distance retained between the extensions and western shared boundary of 1.5m, low eaves height of the single store element (2.1m) and lean-to roof

design which tapers away from this neighbouring dwelling, that the proposed extensions would not appear as overbearing additions that would impact detrimentally on the amenity of neighbouring occupiers in terms of loss of light, overshadowing, or outlook.

- 6.13 Further to the above, shrubbery and a shed (neighbouring garden) separate the two sites along this boundary, and these are to be retained where possible. Therefore, given the positioning, single storey height, careful design, and distances retained, and shrubbery positioned along the boundary separating the properties, the proposed development would not result in detrimental impact on amenity or result in an overbearing impact. Also, the 45-degree angle from neighbouring habitable room windows would not be intersected by the proposed extensions (see below). The distances, proposed design, and size of the proposed extensions is therefore in accordance with the guidance provided in the Councils SPD.
- 6.14 The two storey extension to the front would only project outwards by 1.8m and not extend beyond the building line, this element is not considered to impact on neighbouring amenity.
- 6.15 The proposed balcony views would be towards the rear garden area, views to the sides and possibly into neighbouring garden would be limited by the gable roof design, and mature trees and length of garden would limit views to the rear.
- 6.16 As explained above, although a larger dwelling in size, the proposed development would adequately provide the level of amenity that would be expected for a residential property within this area. The proposal would be compatible with the density and character of the surrounding development.
- 6.17 With regard to the living conditions of future occupiers of the property, it is noted that each habitable room within the building would be provided with natural light and ventilation, with an outlook onto the garden areas to the front and beyond.

- 6.18 Bin storage areas would be provided to the back of the site away from the main public vantage points. Sufficient garden space would be provided to the front and rear of the dwelling for children to play and for residents to sit out. Landscaping would ensure the space remains private to the occupiers of the property.



- 6.19 **Above:** Proposed site plan shows the extensions and the 45-degree line/angle from the nearest habitable room window of No.70 Oxford Road.



- 6.20 **Above:** This indicates the nearest habitable room window at No.70, a significant distance away from the shared boundary, the proposed extensions would have limited impact on actual light and overshadowing to this window.



- 6.21 **Above:** This shows the existing boundary treatment between the application site and No.70, the height of the fencing and positioning of the shed within the neighbouring garden would limit impact of the proposed single storey extension.



- 6.22 **Above.** The rear elevation plan shows the land level differences between neighbouring properties. The single storey extension has been purposefully designed with low leaves height and lean to roof design to taper away from No.70 (indicated), furthermore, a 2m high fence could be erected between these properties under PD rights.



6.23 **Above:** Photo taken from rear garden area towards the side of No. 66, this property is set on a higher ground level and set considerably back from the rear elevation of the application property, in addition, no windows are positioned in its side elevation facing the application property.

Design

- 6.24 Local Plan policy LP24 states that: ‘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, and;
 - 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;’

- 6.25 Paragraph 135 of the revised National Planning Policy Framework states that ‘decisions should ensure that developments will function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping’.
- 6.26 The property externally has been designed to continue the features of the existing property and a number of properties along this portion of Oxford Road. The features retained include hipped roof design, gable elements to the front, and lean to roof design for the single storey extension to the side. The external features to the new design include a betterment to window design, fenestrations, and proportions.
- 6.27 It should also be noted that the front elevation would be the most prominent where it would be viewed by people and neighbours walking/driving along Oxford Road. The proposed design is considered to enhance and improve the dwellings overall appearance with well-proportioned gable elements with central porch/ balcony feature.
- 6.28 The stonework, roof materials, windows frames and doors used would all be of high-end quality materials to lift the properties intricate detailing. The materials for the dwelling can be confirmed as a condition of any approval if necessary.
- 6.29 It is considered that the size of the dwelling is large, however the extensions and alterations would be to an existing large, detached property on a sizable plot. As such the size and design would not undermine the character of the area or the traditional surrounding built environment as a whole and would be acceptable in this location and position where nearby properties consist of a variety of buildings and dwelling types, including dwelling with large two storey extensions. The overall appearance is not considered harmful and would complement the character of the area in this location.



- 6.30 **Above:** This shows the proposed front and rear elevations which due to their design and hipped roof elements would appear proportionate to the original dwelling where they would not appear disproportionate and out of character.
- 6.31 In terms of surrounding character, the proposed dwelling would continue the streetscape and building line along the important front elevation. The building line would be retained where the front extension would not protrude forwards of No.70. In addition, the dwelling is considerably set back from the highway providing landscaped areas to the front which softens its appearance within the street.
- 6.32 In light of the above, the proposal would result in no undue harm to visual amenity, it would appear as a well thought out proposal which is designed proportionately to the plot size whilst considering the varied design of neighbouring character. The application would therefore accord in this regard with policies in the Local Plan, the NPPF and SPD.



Above: This shows the variety of styles and design of houses along this portion of Oxford Road. Large detached houses are indicated within their own respective plots with smaller properties adjacent.

Highways

- 6.34 Policy LP21 of the Local Plan requires all proposals to ensure the safe and efficient flow of traffic within the development and on the surrounding highway network; and where needed, provide new infrastructure or improvements on or off site to ensure safe access from the highway network for pedestrians, cyclists, public transport users and private vehicles.
- 6.35 Paragraph 116 of the NPPF makes clear that ‘Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios’.

- 6.36 The proposed development would provide at least three dedicated car parking spaces on the hardstanding to the front of the property accessed from Oxford Road, similar to existing.
- 6.37 The site is located in close proximity to Local Centres to the north of the site and within a short walking distance and therefore in an accessible location. The three dedicated off-street parking spaces provided for the dwelling which would be sufficient for dwellings of this size with 5 bedrooms.
- 6.38 Also, given its location close to a main road (Staincliffe Road) which links to Dewsbury town centre, with excellent bus links and parking available on street and in the vicinity, sufficient provision for a development of this size in a location as sustainable as this) is justified.
- 6.39 It is not expected that this proposal would impact negatively upon the surrounding highway network.
- 6.40 Bin storage would be provided in the rear garden and wheeled to the front on collection day where refuse would also be collected from, similar to the neighbouring dwellings.
- 6.41 Given the details, it is considered the proposed development can safely be provided without resulting in harm to pedestrian and highway safety. The proposed development as demonstrated would be in accordance with Policies of the Councils Local Plan and the NPPF where the proposal would not have a severe cumulative impact to warrant refusal of the application.

7.0 CONCLUSION

7.1 It has been demonstrated that the proposed extensions and alterations can be carried out in full compliance with the Council's policies in the Local Plan and the National Planning Policy Framework. The development would provide good quality family accommodation which would bring a positive contribution into the local area without creating a significant detrimental impact on the amenity of the local occupiers and residents.

7.2 Given the above, the proposal should be supported in full by the Council.

APPENDIX



Above: Existing front elevation.



Above: Existing rear elevation.



Above: Existing rear garden.