

Our ref: hk/O/Dwsbry/Omlvw/EXT/07.01.25

16 April, 2026

Planning Development Control
Kirklees Council
Via planning portal

Dear Planning Officers,

Proposed single storey extension to front and double storey extensions to rear at 19, Old Mill View, Thornhill Lees, Dewsbury, WF12 9QJ

We act as planning consultants to Mrs A Denney.

Together with this this planning statement please find enclosed the following plans and documents that comprise the application package –

- 23282-D01-A Location Plan
- 23282-D02-A Grouped Plans – existing and proposed layout, elevation and roof plans
- 23334LW-Rev1 BS5837 – Aboricultural Report and Impact Assessment
- Climate Change Statement

The proposed development comprises –

- 1.85m single storey extension to front with a 2.9m height to eaves and 3.9 height to the top of the roof
- 5.5m (d) x 8.4m (w) extension to rear including a 1.5m single storey projection to the side elevation. The height of the single storey extension is 2.9m to eaves and 3.9m to the top of the roof
- 4m first floor extension.

The subject property is a modern detached red bricked residential dwelling with concrete tiled gabled roof. There is an existing as built partial single storey extension to the front with a large drive and a single juniper tree that was planted at or around the time that the Beezer Homes development was built in the late 1990's/early 2000.

To the rear is a large, elongated garden and beyond that a woodland that is subject to an Area Tree Preservation Order (TPO Ref: 14/88/a1) affording cover to a mixture of broadleaf species including Lime, Oak, Ash and Sycamore.

The neighbouring, No 17 Old Mill View has a large 5.3m+ single storey extension to the rear whilst No 21 to the west which is situated further to the north of the application site also has a large single storey extension.

The proposed development to the front comprises a small infill extension. The existing juniper tree will not be impacted by the development. Whilst it is not protected by any tree preservation order, the submitted arboricultural impact assessment recommends protective fencing around the root protection area of the tree and specialist foundation design, such as pad and beam/raft foundations to be implemented to reduce excavation and the detrimental impact this can have on tree roots in order to protect and retain this tree.

The proposed front extension is set well back from the pavement and does not impact on No. 17 Old Mill View which itself has single and double storey projections to the front and is set slightly forward of the application premises. No 17 is also positioned well in front of the recently approved development at 15 Old Mill View as can be seen on Image 6 below. No 21 to the west is positioned much further in front of the application site. As such, the existing precedent is well established, and the proposed single storey extension has no harmful impact on amenity. The properties on Old Mill View have some diversity in terms of style which would suggest that alterations to the detailing on the front of the dwelling are acceptable as per precedent demonstrated in the series of images below. As such, the modest changes to the front elevation of the applicant's property would not appear out of place within the street scene and can be considered to be acceptable in terms of visual amenity.



Image 1 – Examples of approved residential front, side and rear extensions on Old Mill View 2020/91133 - Erection of extensions, external alterations and conversion of integral garage to living accommodation; &

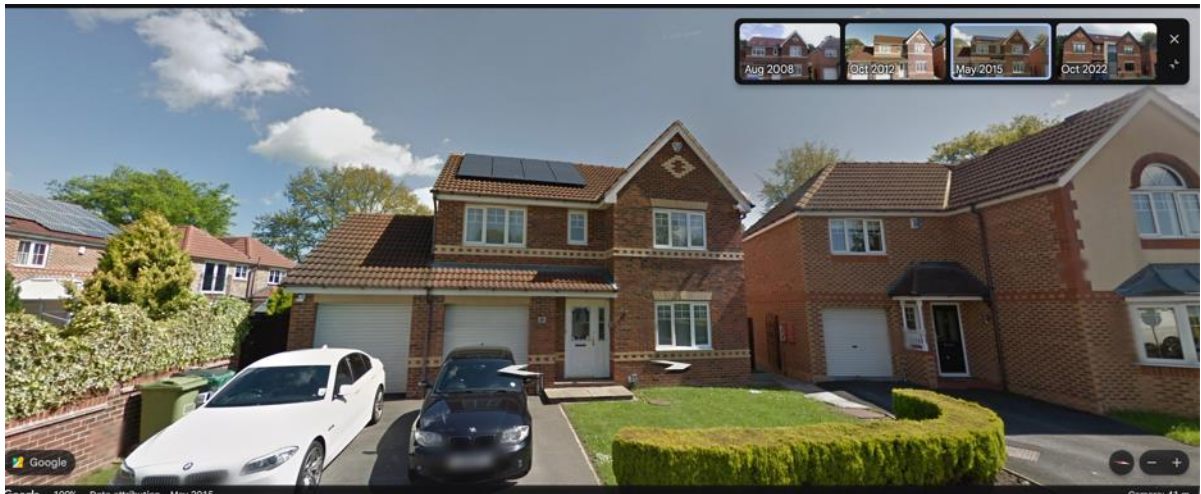
2020/91137 - Erection of single storey rear extension. The extension projects 8m beyond the rear wall of the original dwellinghouse. The maximum height of the extension is 4m, the height of the eaves of the extension is 3m



Image 2 – 4 Old Mill View - Examples of approved residential front, side and rear extensions on Old Mill View 2019/92783 - Erection of extensions and alterations; &



Image 3 – 15 Old Mill View - Examples of approved residential front, side and rear extensions on Old Mill View 2018/91576 - Erection of extensions and alterations



Images 4 and 5 – 32 Calder Mill Way - 2017/90426 - Erection of extensions

The proposed infill extension complements the existing character and appearance of the street scene and will retain a red brick with concrete tile front projection. The proposal therefore complies with adopted development plan policy LP24 and the House Extensions and Alterations SPD Key Design Principles 1 'Local character and street scene' and 2 'Impact on original house'.

To the rear there is no impact on any protected trees. T2 as identified in the arboricultural report is a semi mature ash which is situated in the woodland to the rear outside the boundary of the application site. Its root protection area is not impacted by the proposed development.



Image 6 – Satellite Photo - 19 Old Mill View, Dewsbury

Nominally the proposed single storey extension would have benefitted from permitted development rights under Class A of the 2015 GDPO which permits up to 8m single storey rear extensions at detached properties such as the application site. However, a planning application is required for the single storey rear extension as permitted development rights at this and a limited number of plots in the original consent (via planning permission 95/92774) for the wider Beezer Homes Scheme were removed to protect the woodland to the rear. However, as has been demonstrated in the arboricultural report, there is no impact on any protected trees as a result of this development and therefore there is no harm in granting planning permission for a 5.3 metre extension to the rear. We note that the next-door property at No 17 does benefit from permitted development rights and the council has granted a large extension to the rear which is the same size as the one being proposed here. The precedent for the proposed development is therefore well established.

The proposed single storey extension does not impact the amenity of properties to either side and will be built along the same building line as the extension at No.17. The proposed single storey element of the extension complies with adopted development plan policy LP24 and does not harm amenity or result in overshadowing or loss of privacy. We note that the position of the property is oriented away from the neighbouring property to the west such that the distance from the shared boundary increases further to the rear.

The extension to the first floor is only 4 metres in length and proportion to the size of the original detached dwelling in line with the adopted SPD guidance. The plot is extremely large and ample garden space far more than 50% of the total area of land around the plot is retained. There is ample separation distance to the boundary with properties to either side and there is no adverse impact on habitable room windows such that there is no impact on residential amenity. Materials proposed will match the existing to ensure visual harmony with the host property.

If you have any questions relating to the above proposal please do not hesitate to contact these offices in the first instance.

Yours sincerely,

HARIS KASUJI BA (Hons) MA MRTPI