

Your ref: **PP-15055666**

Our ref: 26-009

Date: 3 July 2026



Kirklees Metropolitan Council
Planning Services
Huddersfield
HD1 9EL

PROPOSED SINGLE STOREY REAR EXTENSION WITHIN A CONSERVATION AREA – 12 BIRKDALE ROAD, DEWSBURY

On behalf of the Applicant, Mr & Mrs Chaudhry we hereby submit drawings and information for the development described above.

PL01 – 26-007	Site Location Plan
PL02 – 26-007	Existing Site Plan
PL11 – 26-007	Existing Floor Plans
PL12 – 26-007	Existing Elevations
PL21 – 26-007	Proposed Site Plan
PL22 – 26-007	Proposed Floor Plans
PL23 – 26-007	Proposed Elevations

The application seeks permission for the erection of a single rear extension.

The proposed development comprises a single-storey rear extension designed to provide an accessible ground floor shower room and WC, together with a boot room, to meet the essential day-to-day needs of a terminally ill occupant residing at the property. The proposal has been carefully designed to ensure the accommodation is fully accessible whilst allowing the occupant to continue living independently within their family home.

As the property is located within a conservation area, particular care has been taken to ensure the extension preserves the character and appearance of both the existing dwelling and its surroundings. Materials have been selected to match the existing property, including natural stone walling, ashlar stone window surrounds and parapet coping, together with matching grey slate finishes, allowing the extension to read as a sympathetic and high-quality addition to the original dwelling. Obscure glazing has also been incorporated where appropriate to safeguard neighbouring privacy.

Overall, the proposal represents a well-considered and proportionate form of development that secures a significant improvement to the quality of life of the occupant whilst preserving the architectural character of the existing dwelling and the wider conservation area.

If you have any queries on the documents submitted or if you foresee any issues which may delay or prevent an approval, please contact the agent. We like to take a proactive approach and deal with any issues during the decision process.

Yours faithfully

Awais Ayub

NOVL STUDIO