

PLANNING STATEMENT

25 Lee Road
Ravensthorpe
Dewsbury
WF13 3AX

Proposal

Two storey extension to side, first floor extension to rear, dormers to front and rear, single storey extension to front, and inclusion of parking area to front.

Prepared by

Mubeen Patel BA (Hons) MTPI MRTPI
Planning Consultant



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1.0 INTRODUCTION

- 1.1 This Supporting Statement is submitted by 'Planning Management Ltd' on behalf of the applicant 'Cllr Ammar Anwar' who owns and lives at the application site. The application site relates to 25 Lee Road, Ravensthorpe, Dewsbury, a semi-detached two-storey brick constructed property. There is an area of hardstanding to the front of the property accessed via a pedestrian opening off Lee Road. A single storey outrigger is located to the side of the property which appears to be an original structure and to the rear is a large single storey, full width extension and a large garden area beyond.
- 1.2 The surrounding area comprises of mainly semi-detached residential properties which are of a similar design and construction materials, although it is noted that a significant number of properties have been extended via front extensions, large rear extensions and outbuildings.
- 1.3 The site is positioned within the settlement boundary and otherwise unallocated.
- 1.4 A Pre-application was submitted to the Council with a response provided in January 2026 (Ref: 2025/21231). The advice received stated 'some concerns in terms of visual and residential amenity and it is considered that a forthcoming application would need to be amended or demonstrate that there would not be an unacceptable level of harm arising in relation to neighbouring occupiers and in terms of the visual appearance of the overall scheme'.
- 1.5 The pre-application response also stated that **'It is considered that minor amendments and additional plans and justification are submitted to address the concerns highlighted in the above assessment'** – this is being sought as part of this Householder application.
- 1.6 As part of the pre-application response the officer did acknowledge the character of the immediate surrounding area, the precedence set by neighbouring extensions and advised that any future application should include a Justification/Supporting Statement

which includes acceptability for the extensions whilst taking into consideration the Local Plan and House Extensions Supplementary Planning Document (HESPD).

- 1.7 Given the above, this householder application is provided with detailed justification and points to other material considerations in the vicinity to overcome those concerns raised within the pre-application to support the proposal.
- 1.8 The applicant would like to work with the Council in order to secure approval for the proposed alterations.



- 1.9 **Above:** Image shows the existing front elevation of the semi-detached property constructed of red brick with a single storey side extension.



- 1.10 **Above:** 3d Image shows the rear elevation of the property with flat roofed single storey extension. Large two storey extensions are visible in the vicinity



- 1.11 **Above:** Aerial image indicates the application site amongst other residential properties that have been extended to the rear, sides, including dormer extensions.

2.0. PERSONAL CIRCUMSTANCES & NEED

- 2.1 The additional space created through the proposed extensions will allow for the applicant and his growing family essential space. Kirklees has housing crisis with housing land Supply much lower than what is viewed as sustainable; the proposed extensions would ensure the family can remain in the area where their children go to school, have friends and have connections including wider family members.
- 2.2 Furthermore, the applicant was born in the area and supports the local community in the work he does, as such remaining in the area is essential for his duties, rather than moving to a completely new area. There are no properties available on the market that are large enough yet within the budget. Properties generally in the area are scarce.
- 2.3 Overall, the additional space given the applicants local background and community work would help with their day-to-day function to be made easier.



3.0 HISTORY

3.1 A history check has been undertaken which has revealed the following planning history for the dwelling.

- 2020/94337 Prior notification for single storey rear extension
Not required.

4.0 RELEVANT PLANNING POLICY

- 4.1 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.
- 4.2 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.’
- 4.3 The statement vision for Kirklees is that people will have access to a range of local facilities including services, health-care and education provision, and adequate infrastructure. Places will be well-connected encouraging sustainable travel including increased opportunities for walking and cycling and improved links to other parts of the Region and beyond.
- 4.4 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

SPD

4.5 House Extensions and Alterations (adopted June 2021).

- **Key Design Principle 1: Local character and street scene** - 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.”
- **Key Design Principle 2: Impact on the original house** - “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.”
- **Key design principle 3: Privacy** - Extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants and neighbours.
- **Key design principle 5: Overshadowing/loss of light** - Extensions and alterations should not adversely affect the amount of natural light presently enjoyed by a neighbouring property.
- **Key design principle 6: Preventing overbearing impact** - Extensions and alterations should not unduly reduce the outlook from a neighbouring property.

- **Key design principle 7: Outdoor space** - Extensions and alterations should ensure an appropriately sized and useable area of private outdoor space is retained. Normally at least half the garden area should be retained as part of the proposals.
- **Key design principle 15: Provision for parking** - that “Extensions and alterations should maintain appropriate access and off-street ‘in curtilage’ parking.”
- **Key design principle 16: Provision for waste storage** - Extensions and alterations should maintain appropriate storage arrangements for waste.

5.0 ASSESSMENT

Principle

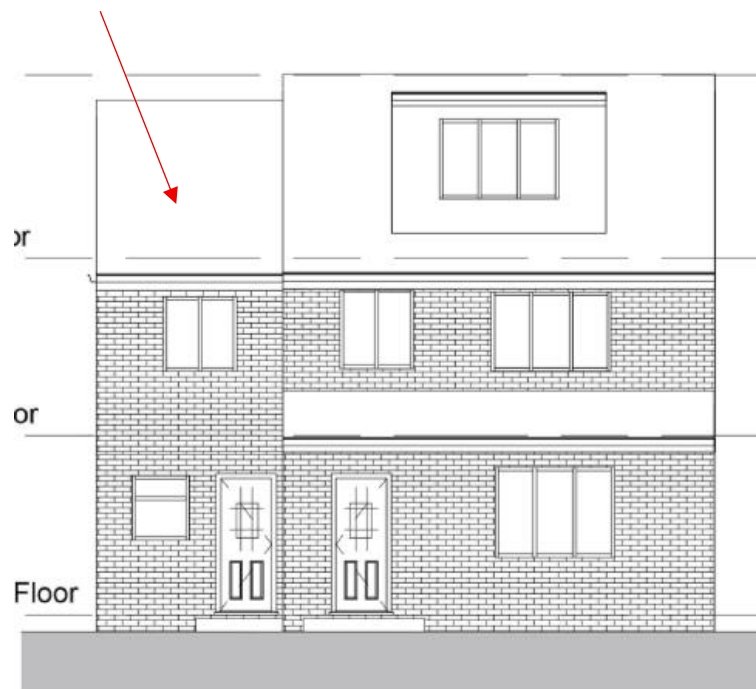
- 5.1 The proposed development at the site will bring extensions and alterations to this residential property in an identified settlement upon unallocated land which is considered acceptable. Therefore, the proposed development is considered as an appropriate and compatible use to the existing residential character of the area in this sustainable location.
- 5.2 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.

Two storey side extension

- 5.3 Key design feature include;
- Set back 0.5m from existing front elevation in accordance with council's design SPD
 - Proposed extension set down from the original roof.
 - The proposed set down and set back position of the two storey extension would make it appear subordinate to the original dwelling, and within the street scene.
 - Although a 1m gap has not been provided along the side boundary, it should be noted that the existing side extension extends up to the side boundary.
 - Further to the above, the application property and 23 Lee Road adjacent differ in their original design, no.23 is set further back and is slimmer in design, therefore this would reduce the impact of potential terracing effects, please see blow;



- 5.4 **Above:** Application property indicated by red arrow, no.23 by blue arrow, both properties vary in size and positions thereby reducing the impact of terracing effect within the street.



- 5.5 **Above:** Proposed front elevation with set back and set down two storey side extension in accordance with design guide.



- 5.6 **Above:** Two storey side extension in line with the original dwelling being constructed on the opposite side of the road at 20 Lee Road.
- 5.7 In terms of the impact from this element on neighbouring properties, no separation distances would be reduced in terms of the impact on overlooking. The increase in development at first floor would not result in any harm because of overshadowing or appearing overbearing. The first-floor windows may increase overlooking of neighbouring amenity space, but this is not considered to be materially greater than the existing relationship. There are no proposed openings within the side elevation which would overlook the neighbouring property.
- 5.8 With regards to overshadowing and appearing overbearing, there are windows within the side elevation of the adjacent dwelling, No. 23 which would be impacted on by the presence of the two-storey extension, however these appear to be non-habitable openings and therefore the occupiers of the this neighbouring property are unlikely to

be affected from a significant loss of light should the extension be constructed. In terms of being overbearing, it is not considered that there would be a significant loss of amenity to this neighbour.

First floor extension to rear

- 5.9 The proposed first floor extension would extend 3.5m beyond the rear elevation of the dwelling and extend along the side boundary with no.23. Although concerns have been raised in relation to possible overbearing impact on the occupiers of no.23, due regard needs to be given to the separation distance between the two properties and the actual 45 degree angle taken from the middle of the neighbouring habitable room window. The evidence provided on plans shows that 45degree angle would not be intersected and
- 5.10 Furthermore, these properties have large garden areas, and the extension would have limited impact on the enjoyment of the neighbouring occupiers who have raised no concerns prior to the submission of this application.



- 5.11 Above:** The site plan above shows the first floor extension would not intersect the 45-degree angle taken from no.23, this neighbouring property also affords a large rear garden area, as such the proposed development would not result in a detrimental impact of being overbearing on the neighbouring occupiers.
- 5.12 With regard to the visual appearance of the extension, this would be to the rear of the dwelling and therefore unlikely to cause significant harm from public vantage points on Lee Road and beyond. The footprint of the building would not be increased as it would be set above an existing extension. In addition, the extension would span only part of the width of the rear elevation of the property. The ridge of the pitched roof would be set down from the roof ridge (as extended) and therefore, this element of the proposal would appear subservient to the host dwelling, in accordance with Key Design Principle 1 of the SPD. To accord with Key Design Principle 2, I would advise that the construction should match the materials on the host property.

Dormer to front

- 5.13 In terms of the front dormer, it is noted that there are several front facing dormers within the street scape, therefore, the principle of this form of development has to be accepted. This has been designed to be small as possible so that the original roof is substantially retained. As such the dormer would appear out of character with the context of the street scene. The materials of the dormer would be tile hung to match the existing roof.



5.14 **Above:** Similar size and design of dormer at 20 Lee Road opposite.



5.15 **Above:** Similar size and design of dormer at 94 The crescent.

- 5.16 With regards to residential amenity, as the dormer would be set back from the front wall of the house, established separation distances would not be reduced and therefore it is not considered that this element of the scheme would be harmful due to overlooking. As the dormer would be set within the confines of the existing roof, it is not considered to cause significant harm from overshadowing or by being overbearing.

Dormer to rear

- 5.17 This dormer is larger in size and would essentially be classed as permitted development.
- 5.18 Nevertheless, this would be located out of view from public vantage points on Lee Road. It would sit within the roof form and is considered to avoid dominating the roof. The dormer would not project above the ridge-line.

Single storey extension to front

- 5.19 The single storey front extension would be 1.5 metres spanning the front elevation of the original property. In line with the SPD, the house is set well back from the pavement, the extension is subservient and would not harm the character of the original house or the area given the presence of other front extensions within the street scene. Construction materials should match the materials evident on the host property. There are similar



- 5.20 **Above:** Similar front extensions on neighbouring properties opposite.

- 5.21 The windows align with those within the existing property and therefore, is considered to have an acceptable visual appearance. The dormer should be tile hung or constructed from cladding to match the colour of the existing/proposed roof finish.

Cumulation of extensions

- 5.22 There are a number of extensions proposed and considered as part of this enquiry. The extensions are subservient to the host property, whilst each proposal is to be assessed on its merit. The combined impact of the extensions proposed extensions although large is not considered to be substantial and would not result in a development that would appear to dominate the original building. Thi is due to a large portion of the mass being located to the rear of the property, and that similar front and side extension which are visible from the street appear on surrounding properties in the area and across the road.
- 5.23 Given the above, the character of the host property would not be altered to a significant degree, and the impact within the street scene is not considered to be detrimental.



5.24 **Above:** Proposed Front elevation in 3d view.

6.0 CONCLUSION

- 6.1 It has been demonstrated and justified that when taking material consideration into account the proposed development 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 a good quality development which would provide much needed space for the family whilst not impacting detrimentally on the amenity of neighbouring occupiers or visual amenity of the street scene.
- 6.2 When considering future development, the Council should take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will work proactively with applicants jointly to find solutions, which means that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.