About the application

Application number: 2026/92506	
What is the application for?:	Erection of single storey rear extension and rear dormer
Address of the site or building:	21, Clarke Street, Westborough, Dewsbury, WF13 4LP
Postcode:	WF13 4LP

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

I wish to object to the proposed single-storey rear extension and rear dormer at No. 21 Clarke Street.
My concerns relate to the effect that the proposed development would have on the outlook and enjoyment of my property and garden.
The application proposes a substantial rear extension extending approximately 4.32 metres beyond the rear wall of the existing house. I am concerned about its size, height and position, and the effect it would have on the outlook and openness currently enjoyed from my property.
The gardens along this section of Clarke Street have raised areas immediately outside the houses, with steps leading down to lower garden levels. Because of this arrangement, the proposed extension would remain clearly visible from many parts of my garden and become a prominent feature across the rear of the terrace.
One of the aspects I particularly value about my garden is the open outlook across the neighbouring gardens towards the church building and surrounding buildings beyond. The proposed extension would replace part of this open outlook with a substantial stone-built extension. In my view, this would significantly reduce the sense of openness currently enjoyed and alter the overall character of the rear garden environment.
I am concerned that the scale, height and visual presence of the extension would appear dominant when viewed from neighbouring gardens. Rather than viewing an open aspect across the rear of the terrace, neighbouring residents would instead be faced with a much larger and more prominent built structure. This would create a greater feeling of enclosure and have a detrimental effect on the outlook currently enjoyed from my property.
What also concerns me is the proposed rear dormer. Based on the drawings, it appears to occupy almost the entire rear roof and is considerably larger than the dormers on neighbouring properties. In my opinion, it would become the dominant feature of the roof rather than appearing as a modest addition to it.
The scale of the dormer would substantially alter the appearance of the roof and be clearly visible from neighbouring gardens and surrounding properties.

I am concerned that its size and prominence are out of keeping with the more modest roof alterations found elsewhere within the terrace and would harm the character of the surrounding area.
The cumulative effect of both the large rear extension and extensive rear dormer would substantially increase the overall scale, bulk and visual prominence of development at No. 21. Together, they would introduce a significant amount of additional built development into an area that currently retains a relatively open character.
I respectfully ask the Council to carefully consider the impact of the proposal on the outlook currently enjoyed from neighbouring properties, the openness of the rear garden environment and the character of this traditional terrace before reaching a decision.

Yours faithfully,

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