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 am writing to express my concerns regarding the proposed rear extension and dormer at No. 21 Clarke Street.

My family and I have lived in the area for many years and have always enjoyed both our garden and the wider neighbourhood. One of the features we value most is the relatively open outlook across the rear of the properties and surrounding buildings. For that reason, I was disappointed to see the size and scale of the development now being proposed.

The application includes a 4 metre+ single-storey rear extension. Given its scale, height and siting, I am concerned that it would have a noticeable impact on the openness and character of the rear garden environment currently enjoyed from neighbouring properties.

At present there is a relatively open aspect across the rear gardens which contributes to the enjoyment of the area. The proposed extension would replace part of that outlook with a substantial structure, reducing the sense of openness and creating a greater feeling of enclosure than currently exists. I am concerned that its scale and visual presence would appear dominant when viewed from neighbouring gardens.

I also note that the proposal includes a substantial rear dormer extension. Based on the submitted drawings, the dormer appears to occupy almost the entire rear roof slope and would be significantly larger than dormers found on neighbouring properties within the terrace.

We are seeing an increase in both rear extensions and dormer extensions along the street, and they appear to be getting larger with each new application. Whilst I appreciate the need to create additional living space, I am concerned that these additions are no longer appearing as modest extensions to the original houses. In my view, this risks undermining the character and appearance of the traditional terraced properties within Clarke Street.

The proposed dormer would substantially alter the appearance of the roof and become a very prominent feature. Its size and scale appear out of keeping with the more modest roof alterations found elsewhere in the terrace and would have a harmful effect on the character of this row of traditional houses which date back to 1892.

One of the things I value about the area is the consistent appearance of the terrace and its roofs, and this dormer appears far larger than anything else along this row of houses. In my view, its size and prominence would draw attention away from the traditional character of the terrace rather than complement it.

Beyond simply looking out from my garden, I enjoy walking around the local area and appreciating the character of the terrace, church and surrounding buildings. I am concerned that the combined scale of the rear extension and dormer would detract from that character and stand out as a large and dominant addition rather than blending with neighbouring properties.