Objection – Application 2026/92506

Proposed Single-Storey Rear Extension and Dormer at 21 Clarke Street, Dewsbury

Dear Jennifer Booth,

I wish to object to the proposed single-storey rear extension and dormer at No. 21 Clarke Street.

The application seeks permission for a substantial single-storey rear extension with a maximum projection of approximately 4.32 metres beyond the rear wall of the existing dwelling. Owing to its scale, height and proximity to the shared boundary, I am concerned that the development would have a significant impact on the outlook, openness and residential amenity currently enjoyed from my home.

My concerns relate to the impact of the proposed development on the residential amenity of my property, particularly in respect of outlook, enclosure, loss of light and the close relationship of the proposal to the shared boundary.

My property contains a kitchen/diner with a garden-facing window overlooking the shared boundary. The proposed extension would be positioned immediately behind the shared boundary wall The boundary wall is understood to be a shared party wall approximately 300mm wide. Whilst the applicant has chosen not to build directly from the party wall itself, the extension would commence immediately beyond it on the No. 21 side. As a result, the development would still introduce a substantial built structure in extremely close proximity to the shared boundary, significantly increasing the scale and visual presence of built development along this side of the site and materially affecting the outlook currently enjoyed from both the kitchen/diner and rear garden

I am particularly concerned about the sense of enclosure created by the proposal. Upon exiting the rear door access to the garden is via a small landing area before descending steps into the rear garden. The proposed extension would be experienced immediately from this location and, in my view, would significantly reduce the feeling of openness currently enjoyed and create a noticeably more enclosed environment.

The rear garden has a south-westerly aspect and currently benefits from afternoon and evening sunlight. I am concerned that the height, scale and siting of the proposed extension would reduce the amount of sunlight reaching both the rear garden and the kitchen/diner, particularly during the afternoon and evening periods and during the winter months when the sun is lower in the sky.

In addition, the proposed side elevation incorporates an obscure-glazed window (120cm x 60cm) positioned immediately adjacent to the shared boundary and in close proximity to the landing area that provides access . Whilst I acknowledge that the glazing is shown as obscure, I understand that the Kirklees House

Extensions and Alterations SPD advise that side windows should not be included in extensions where they would unacceptably overlook neighbouring gardens or otherwise constrain the development potential of adjoining land. Given the close relationship between the proposed window and the shared boundary, I am concerned that its inclusion may unnecessarily constrain future development options available to the adjoining property. Furthermore, the position of the window reinforces the close relationship between the extension and the neighbouring property and contributes to the feeling of enclosure experienced when accessing and using the rear garden.

The proposal also includes a rear dormer which appears to occupy almost the entire width of the roof slope. Based on the submitted drawings, the dormer at No. 21 is set back from the eaves by only approximately 20cm. By comparison, the rear dormer is approximately 3 metres wide and set back from the eaves by around 1.8metres, allowing a substantial area of the original roof slope to remain visible.

As both roofs are of a similar pitch, this represents a difference of approximately 1.6 metres along the roof slope. As a result, the proposed dormer would extend significantly further down the roof and would appear considerably larger and more prominent than the existing dormer

In my view, the proposed dormer no longer appears as a modest addition to the roof but instead dominates a substantial proportion of the roof slope. I am concerned that the scale, width and positioning of the dormer would materially alter the outlook currently enjoyed from my loft window and would replace a significant area of the original roof slope with a substantial new built form. This impact is further increased by the considerable width of the dormer and the extent to which it occupies the roof.

I also note that the proposed single-storey extension appears to be positioned considerably closer to the shared boundary than the 1 metre separation distance generally recommended within the Kirklees House Extensions and Alterations SPD. This close relationship, combined with the height and scale of the extension, increases my concern regarding its impact on outlook, light and the overall sense of openness currently enjoyed

I understand that the proposal may also involve the removal of existing chimney breasts at both ground-floor and first-floor level. Whilst I appreciate that these works may be governed by separate regulations and procedures, they nevertheless illustrate the substantial scale of alterations proposed to the property and the extent of the overall development.

Furthermore, the submitted elevations do not include dimensioned eaves or ridge heights. Measurements taken from the scaled drawings suggest that the extension may have an eaves height of approximately 3 metres and an overall height exceeding 4.2

metres. Without clearly dimensioned elevations, it is difficult to accurately assess the true scale of the development and the extent of its impact on neighbouring properties.

I respectfully request that the Council carefully considers the impact of the proposal on outlook, enclosure, natural light and neighbouring residential amenity before determining this application.

Yours faithfully,