

About the application

Application number: 2020/90652	
What is the application for?:	Erection of extensions and alterations to existing dis-used building to form one
Address of the site or building:	Lands Farm, Cliffe Lane, Gomersal, Cleckheaton, BD19 4EU
Postcode:	

User comments

Type of comment: An objection

I would be grateful if you would take into consideration the points raised below. Please note that planning applications numbers [2006/94679], [2012/93048/E], [2012/93725], [2012/90603], [2013/90602], [2013/91275], [2016/90339] and [2019/62/90384/E] need to be read in conjunction with this application as well as previous comments submitted earlier this year.

The proposed new build is displaced, sitting away from the row of cottages and protrudes on to the driveway. It is disconnected from the surrounding properties and is "out on its own".

The proposed bedsit would have no privacy as the bedroom window is placed in very close proximity to the door of No. 1 Lands Fold. The outdoor area wraps around the proposed bedsit and isn't ideal as it is situated partly on the driveway itself and partly outside No.1 Lands Fold. This offers no privacy for any potential new resident.

The single car parking space for this proposed bedsit and its placement, blocks all natural light to the proposed bedsit as it is located in front of the windows/door, affecting the quality of natural light.

A garden area and bin store have been created, protruding out on the drive and decreasing the width of the driveway further. Due to the incline and tightness of the drive, a further influx of vehicles would struggle to turn and reverse. This has a huge impact on all properties as the activity likely to be generated by the new bedsit would cause additional vehicular movements with visitors and deliveries, causing a safety issue for the other residents.

Depending on the size of the car (and presuming the new occupant/occupants only have one car and not two), the car parking space could be extremely tight. If the new owners had a large car, it could be that the car would overhang on to no. 2. Assuming the car doesn't overhang the space, the residents will be struggling to get in their front door or in their garden. They would therefore need additional space to open the car doors on one side which would eat into the width of the drive. To exit the proposed car parking space, the car would have to be reversed back into a blind spot between the proposed development and No, 2 Lands Fold which causes safety concerns. Second car and visitor's parking has not been included on the plans submitted.

The proposed development would take the dwellings to ten and the hamlet is already at saturation point with regards to car parking, visitor's parking as well as turning for visitors and deliveries, not to mention emergency service vehicles. Designated visitor's spots are not clearly marked on the ground and It is not clear who is to park where and can be very confusing at times. Currently cars at No. 2 and no. 4 overhang on to the driveway.

Lands Farm still is very much a working farm and there are many tractors, JCB and agricultural vehicles still coming up and down the drive and this needs to be taken into account with regards to passing places, the width of the drive and servicing of septic tanks, one of which sits behind No. 1 and one behind Ash Tree Cottage. There is an entrance to the field at the side of No. 1 Lands Fold which is still in use.

A passing place has been created midway up the drive but is very narrow and cannot accommodate two large cars passing, delivery wagons, refuse wagons, agricultural vehicle and septic tank wagons, meaning a car has to still reverse up or down the drive. The entrance to the top of drive is shared with agricultural vehicles that access the farm on a daily basis.

General safety of residents and their families need to be taken into account.