

About the application

Application number: 2020/93404	
What is the application for?:	Erection of extensions and alterations to existing stable block to to create dwe
Address of the site or building:	The Spread, 225, Drub Lane, Drub, Gomersal, Cleckheaton, BD19 4BZ
Postcode:	BD19 4BZ

User comments

Type of comment: An objection
The proposal is inappropriate development in the Green Belt contrary to NPPF and development plan policy, the development would be detrimental to the openness of the Green Belt and the character and appearance of the area. The proposed extension to form a new dwelling/annex would be materially larger in footprint and mass than the existing stable block, there would be significantly more built development on site than currently exists which would be more visually prominent than the existing stable block on site. The proposal would not contribute to meeting an identified affordable housing need in the area. The proposal would not comply with the exceptions of inappropriate development identified by NPPF in relation to partial redevelopment of previously developed land. The proposal would represent an increase in the footprint over that of the existing stable block of more than 100% more than doubling the size of the built development on site resulting in a greater spatial and visual impact on the openness of the Green Belt and contrary policy PLP59 of the PDLP. The proposal would also lead to an intensified use of what is already a substandard vehicle access point onto Drub Lane, the current vehicular entrance is already shared with a number of other neighbouring properties. There has being several planning applications previously for this site going back as far as 1986, all of which were refused, those reasons for remain applicable to this application.