

Address: 68 Cliffe Lane Cleckheaton Bd19 4eu

### Search application details

Application number: 2021/90212	
What is the application for?:	Variation condition 2 (plans) on previous permission 2017/91597 for Listed Build
Address of the site or building:	Egypt Farm, Cliffe Lane, Gomersal, BD19 4EU
Postcode:	BD19 3HW

### User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
<p>We would like to object to this planning application.</p> <p>We would be grateful if you would take into consideration the following points.</p> <p>ALL OF THE POINTS RELATING TO ADDITIONAL OPENINGS AND AN ADDITIONAL FLOOR WERE REFUSED AND REFUSED ON APPEAL IN PREVIOUS APPLICATIONS.</p> <p>1. Additional floor level in the barn.</p> <p>Previously refused and refused on appeal.</p> <p>2. 11 Additional sky light windows.</p> <p>The arrangement of existing and proposed window openings would detract from the original character of this traditional barn.</p> <p>3. Window at the top of the East elevation overlooking the cottage 60/62 and 64/66 Ye Closes</p> <p>This window is overlooking the house and gardens of both 60/62 and 64/66 the Grade II listed building and adjoining cottage.</p> <p>4. Door in the East elevation.</p> <p>This door opens onto an access track which is used by agricultural vehicles &amp; pedestrians using the public footpath.</p> <p>5. Objection to re-opening the ground floor window on the East elevation.</p>	

This window would overlook both 60/62 and 64/66 the Grade II listed building and the adjoining cottage. These houses have never been overlooked and the original plans where proposed and passed to respect this.

6. Cast iron gutters.

UPVC gutters to the barn which look cheap and not in keeping with the age and character of a barn nearly 170 years old.

7. Dry verges in UPVC.

Plastic dry verges, not in keeping with a barn of this age and detract from the character of the development.

8. 2 windows in the West elevation overlooking 58 Cliffe Lane, Egypt Farm.

2 Additional openings have been made by the developer without planning approval. Egypt Farm has never been overlooked and the previously approved plans respected this.

9. Roller shutter in East elevation of the garage.

This industrial proportioned door is positioned opposite residential dwellings numbers 68/70/72 Cliffe Lane. This takes away the privacy these houses were granted if the original plans had been adhered to. This was originally approved as a hay store.

10. The wall around the 'garden' and footpath.

This wall is built on green belt, almost 2 metres high in places and runs alongside and over a public footpath and access road.

11. Meter boxes.

The developer has installed numerous plastic meter boxes which are not shown on the submitted drawings. This is an affront to the architectural dignity of this building.

12. Gas Flue.

Gas flue positioned on the west elevation producing toxic emissions into the adjoining stable.

13. No bin storage area has been provided

14. Charging points

Electric vehicle recharging point should have been installed to serve the new dwellings in a position that is accessible to electric vehicles.

## Conclusion

The original plans passed for the barn were sympathetic to the surroundings and to the history of the site. The Grade II listed house, the cottage and the farmstead as a whole stood to benefit from the development.

The developer has made significant sweeping changes to the barn and the garages, making it almost unrecognisable to that originally passed and unfortunately all the changes are to the detriment of the barn. A development of this age and history deserves better.