

## About the application

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| Application number: 2021/90299   |                                                                                 |
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| What is the application for?:    | Demolition of existing dwelling and erection of detached dwelling with integral |
| Address of the site or building: | 154, Gomersal Lane, Gomersal, Cleckheaton, BD19 4JQ                             |
| Postcode:                        | BD19 4JQ                                                                        |

## User comments

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| Type of comment: An objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |     |
| Do you wish your comments to be published on the website anonymously?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Yes |
| <p>Having also lived in Little Gomersal for more than 20 years it is valid to acknowledge that the "Village" currently enjoys an eclectic mix of properties, from different eras and of varying designs.</p> <p>They have however, all been built or developed sympathetically to enable them to blend well together in the environment and to provide the area with its obvious charm. I also believe currently it would be difficult to identify any one property that dominates the street scene, as this proposed property may do.</p> <p>Whilst the current property and its twin neighbour afford a low impact on the street scene and add to the character of the area, I believe the current proposed development, due to its sheer size and scale has the potential to be overbearing on the entrance to Gomersal Lane, whilst dwarfing the adjacent bungalow and other properties in the village, and would therefore potentially have a negative impact on the overall character of area.</p> <p>The majority of the village is designated as being within a conservation area and is therefore protected to maintain its character and feel. The proposed development lies on the very edge of this area, but has the feel of a "Grand Design" house, and whilst it may be a stunning home in the right area, I do not feel that it is in keeping with the surrounding conservation area.</p> <p>I also have a concern that if these plans are approved, could it possibly give the green light to develop a number of other properties on Gomersal lane to a similar size and scale, until the character of the area would be lost.</p> <p>In principle I am not opposed to the development of this property and I understand that change is inevitable and desirable to keep up with our current lifestyle demands, however, I cannot support the current proposal for the reasons already outlined.</p> <p>Whilst the design incorporates the use of local stone and render and is in keeping with other properties in the area, maybe a more sympathetic solution could be found to minimise the physical impact of any development on the street scene, whilst still providing the occupants with the space they would like, such as utilising the roof space more efficiently to provide first floor living whilst reducing the overall height of the roof line?</p> |     |