

Address: Mount Pleasant 32 Gomersal Lane Cleckheaton BD19 4AF

About the application

Application number: 2021/90299	
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

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No

I wish to object to the proposed development on the following grounds:

1. Effect on the character of an area- although the proposed development is outside of Little Gomersal conservation area, it would be prudent not to consider the development as within the area. Some of the houses surrounding the development were built out of cheap materials with no thoughts on the visual amenity, resulting in a mixture of materials not in keeping with the surrounding area. Many of these houses will no doubt be looking to upgrade their external appearance in the future and or demolish & rebuild as per this application. Therefore as this application will set the precedent I believe it is the perfect opportunity to reinstate the visual amenity of Little Gomersal & extend this outside the current conservation area. The proposed materials will produce a modern house that is not in keeping with the surrounding area and result in a similar situation to nearby application 2019/44/91794/E whereby they used light white render, the house is now an eyesore that stands out as a scar on the landscape & can easily be viewed from the opposite side of the valley. Although the existing building utilises render & stone, new render combined (including the chosen colour) along with the other proposed features & building materials will result in a ultra-modern appearance. The proposed development is a prestigious, footballers type house rather than a country house. I feel it's the councils duty to state that only reclaimed Yorkshire stone can be used along with the proposed blue slate roof. This would complement the surrounding buildings & therefore I would be willing to remove this objection.

2. Design, appearance & layout- Although the neighbouring property to the West is a two storey building, the applicants building is a mirror image of the existing neighbouring bungalow to the East. The proposed two-storey development will overshadow the existing bungalow, & considering the proposed development is the first building you see as you enter Gomersal Lane, although the footprint is of similar position, the development is more than double the size of the existing building therefore creating an imposing, over-bearing impression to both adjacent properties in terms of both proposed footprints & elevation. The space could easily be condensed by the removal of the unnecessary number of bathrooms & spare rooms that have clearly been designed to double up as bedrooms- how will this even comply with the Building Regulations Water Efficiency calculations? Should a smaller more conservative building be proposed to fit more seamlessly into its surroundings then I would be willing to remove this objection.