

About the application

Application number: 2021/91941	
What is the application for?:	Prior approval for enlargement of dwellinghouse by erection of additional storey
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?	Yes
I would like my voice to be heard. It is obvious to everyone, including the planning department themselves, what the owners of this house and their planning team are doing here. The submitted designs here have so little to comment on as they have tackled many objections just to get these prior approval plans through. Laughably they have left themselves a box with no windows in to live in if they follow the permitted development regulations correctly. You can't submit plans for house that is not allowed second floor side facing windows, to the east and west elevations (according to permitted developments), and then use this potential approval to strengthen the pre-submitted design (2021/90299) which will definitely have windows on its second floor east and west elevations. How many second floor rooms in that house would have to have no windows, natural light and ventilation and also means of a fire escape? All of the upstairs windows would be overlooking the neighbours, particularly the poor souls to the sides of the house. The overshadowing, dominating scale of this house would be ruining the life quality of all the neighbours, particularly those too vulnerable to speak out. Common sense says that if there are bedrooms labelled as gyms and games rooms with no windows then the design of the house is just too big. Please scale down and revise the whole idea or forget it. Please also read this- Impact on residential amenity. The General Permitted Development Order (GPDO) requires that permitted development under Class A 'Enlargement of a Dwellinghouse' is acceptable in terms of privacy, overlooking and loss of light. We consider that the proposed development would result in a significant loss of privacy to neighbouring properties. The additional floor would include four no. first floor windows which would overlook the neighbours to the east of the application site. This would result in an unacceptable loss of privacy to the neighbours by overlooking the garden and would provide direct overlooking to the existing side facing windows on no. 154	

existing side-facing windows on no. 156.

We also note that Condition AA.2 sub-paragraph (2)(b) of GPDO states that “the development must not include a window in any wall or roof slope forming a side elevation of the dwelling house”. As mentioned above, the additional floor would include four side-facing windows, and as such, the proposed development would not be in accordance the GPDO and prior approval should not be given. We would also raise concerns that, should these be removed via revised plans, the quality of the environment for future occupiers at 154 would be so poor, windows may be added at a later date or by stealth.

Design

It is understood that the provisions of the GPDO do not require the proposal to be assessed in terms of design. We would, however, like to highlight that the scale and massing of this proposal is much more in keeping with the character of the existing property than the development proposed as part of application ref. 2021/90299. We request that any full planning application to extend no. 154 (including application ref. 2021/90299) does not exceed the existing footprint of the building or the limits placed on the property by the GPDO.

Conclusion

We look forward to receiving confirmation that the prior approval will not be given for this proposal. We hope that the existing application ref. 2021/90299 will be refused as out of keeping with the surrounding area or revised to address overlooking of neighbours and reduced in scale and bulk.