

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 to register my comments regarding Application number 2021/CL AA/91941/E for prior approval to extend the current bungalow at 154 Gomersal Lane which is adjacent to the Little Gomersal conservation area and on the edge of local greenbelt land. Little Gomersal has a local distinctiveness which has been deemed significant enough to preserve, protect and enhance, hence its conservation status. This new proposal Application number 2021/CL AA/91941/E seeks to utilise The General Permitted Development Order (GPDO) to achieve permitted development of the property. The new proposal is for an extension on the same footprint as the existing bungalow which will add a first floor level. There are no indications of extending the original footprint at ground floor level which results in a smaller footprint than that previously proposed in the full plans application. (Application ref. 2021/90299) The drawings submitted show no windows overlooking the property to the West, which addresses the issue of loss of privacy to the house and garden at Gomersal Lane. This proposal goes a long way to achieving a more discrete and scaled back proposal which addresses some of the issues of privacy, overlooking and a more successful compromise on the overbearing impact of the first full plans proposal, due to its much smaller footprint. However, the 'L' shaped original footprint means that there are still large windows proposed at first floor level which will overlook and directly face the windows of the sister bungalow to the East at 156 Gomersal Lane. It could be argued that the GDPO gives the applicant 'rights' over the development of the bungalow, but the longstanding residents of adjacent properties have around 20-40 years of established 'rights' to not have their privacy compromised by first floor windows overlooking them.	

The conservation village of Little Gomersal also has rights to retain its character and local distinctiveness and for these to remain undiminished in the future.

I would therefore also like to draw attention to the significant difference in the aesthetic of the two proposals bearing in mind the adjacency to the conservation area.

The first proposal (Application ref. 2021/90299) is of a considered and cohesive design, however this second proposal Application number 2021/CL AA/91941/E gives the impression that the original 1970's bungalow has been stretched vertically into a house.

It is therefore aesthetically inferior to the initial proposal and clearly does not attempt to enhance or add value to its prominent location at the top of Gomersal Lane, which is a shame, as aesthetically this proposal would be an undesirable outcome for the applicant as well as for the conservation status of the village.

Key design principle 1: Local character and street scene

Extensions and alterations to residential properties should be in keeping with the appearance, scale, design and local character of the area and the street scene.

Relevant Local Plan Policy. Policy LP24 Design (a) and (c)

This site is prominent in the village and any development should be sensitive to the local character in its scale , style, aesthetic and materials.

This development will still set a precedent for the future and I maintain that the over development of large footprint bungalows into houses will change the landscape and character of many areas forever.

Therefore, although some issues have been addressed, I believe that this GPDO application should be refused and a revised full plans submission required.

There is surely an acceptable, attractive and cohesive proposal somewhere in between the two applications for this site which affords the applicant the required domestic accommodation, respects neighbours rights to privacy and does not detract from the local character and distinctiveness of the conservation area of Little Gomersal.