

From:
To: [DCAdmin](#)
Subject: Comment on Prior Application 2021/CL AA/91941/E
Date: 15 June 2021 21:27:45

2021/CL AA/91941/E
154, Gomersal Lane,
Gomersal,
Cleckheaton,
BD194JQ

Please find below my objections and comments regarding the above application.

The applicant is attempting to cunningly push closer to their 'Grand Design' ; like this application. But wait, there are grounds for Kirklees to refuse this application. The Planning Department is asked to just be strong too and refuse this for what it is- a tactical playing of the planning system to strengthen and support the applicants' previous application (2021/62/90299/E) which would otherwise likely be refused.

Kirklees' actions would also save the other two bungalows in a direct line with 154 Gomersal Lane which literally are next in line to be made into two storey houses.

Permitted Development does not allow new windows to the sides of an additional storey being added to a Bungalow, or to its roof. Rightly so, there are no windows to the west side to restrict overlooking 138 Gomersal Lane, this has been addressed because of concerns by the residents there. However, there are new windows to the East side which greatly overlook 156 Gomersal Lane (the matching house to this pair of bungalows), and they look directly into the bedrooms and front of the bungalow there. This was a deep concern of the elderly residents there when they were asked. These windows, two habitable rooms, a hallway and a large glazed stairwell should all not be granted, whether obscure glass (which can be changed to clear glass later) or not- Permitted Development does not allow new windows to the East side as well as the West side. If this application is granted with no windows on the East and West side, then the applicants other Application should also not be allowed windows on these walls; thus making it

basically invalid.

Looking at the original application (2021/62/90299/E) and the Prior Application 2021/CL AA/91941/E, fourteen (14) first floor windows have been removed (including 4 that still need to go) to produce this basic design that suits Permitted Development rules for their Prior Approval application. Can Kirklees honestly say that none of these windows will be re-established and replaced on the final approved design of the building and can Permitted Development rights be removed to prevent them from being added to the building by stealth in later amendments to their designs? If these windows are not permitted in their original application this would leave 8 habitable rooms as well as the gallery hallway/stairs with no windows and natural light.

Is Kirklees considering allowing this Prior Approval for a building with an enormous bulk of bare windowless walls on the majority of its sides? The design could be comparable to a warehouse or something similar. This is when the design and appearance of the building should be considered especially in its surroundings; are there any warehouses in Little Gomersal or any other overshadowing buildings of such scale with large windowless featureless walls? No. Is this house in-keeping with other houses on the edge of the Conservation Area and a stone's throw from the centre of a beautiful protected village? No. Is this another small(yet really big) reason to refuse this application? Yes.

Kirklees Building Control was consulted with regards to building a house with upstairs habitable rooms with no windows. There were mixed responses, the conclusion was that this was possible but I don't think they knew that there were going to be up to eight rooms without windows. I was told that they would need to provide additional external ventilation to the rooms, so this could be a row of fans on the walls or roof outside or a bank of ugly and noisy air conditioning units providing annoyance to the neighbours. The habitable rooms would also need a suitable means of escape should there be a fire; could this include an exterior metal staircase on the north face and fire door at the end of the hall for example???

Kirklees needs to protect the neighbours' amenities which will be hugely impacted by this proposed house. If a house of this scale is permitted with no windows, quite frankly Kirklees needs to imagine how imposing, domineering and obtrusive this will be for the neighbours and their properties. Kirklees now has the chance now to protect these neighbouring houses and the village. Common sense need to be consulted here, and listened to.

Conclusion

I look forward to receiving confirmation that the prior approval will not be given for this proposal. I 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, height and bulk.