

Area Character and Density Appraisal

Proposed Residential Development to rear of **23 to 43, Moor Lane, Gomersal, BD19 4LF**

JG-D has been requested by Binks Executive Homes Ltd to provide additional information in relation to the outline application 2022/60/92100/E for the erection of a residential development of 10 dwellings adjacent to Moor Lane in Gomersal.

Introduction

Moor Lane is a residential street providing a link between A651 Oxford Road and A652 Bradford Road, approximately one mile from the junction with A58 Whitehall Road. The area is exclusively residential with a disparate mix of dwellings characterized by their age. Peel House to the West of the site is a grade II* listed building dating from the 17th Century, the stone cottages to the South of Moor Lane pre-date 1850 whilst the brick built link semi-detached dwellings to the North of Moor Lane are post 1950's. To the North and East modern estate housing encircles the site. The grain plan below shows no discernible unifying pattern to the housing stock:



Grain plan with application site outlined in red

Existing Housing

As previously noted, the housing types can be broadly grouped based on age, although it should be noted that there are infill/ anomalies along Moor Lane.



Two storey stepped Cottages to the South of Moor Lane



Linked two storey brick semi-detached dwellings to the North of Moor Lane



Detached two storey stone/ rendered dwellings to Summerdale



Detached/ semi-detached two storey stone dwellings to Ventnor Close

The housing surrounding the site is predominantly two storey and stone built. Although indicative, comparable housing densities can be defined for the four identified areas as below:



-  Peel House_32 dwellings/ hectare
-  Moor Lane_27 dwellings/ hectare
-  Summerdale_21 dwellings/ hectare
-  Ventnor Close_25 dwellings/ hectare

The outline application describes a density of 23 dwellings per hectare

Proposed scheme

Although the area of consideration is the principle of development and there can be no assessment of design an illustrative layout has been produced to inform the supporting reports.

The scheme is based on an access formed by the widening of the existing track alongside 27 Moor Lane. This continues within the site as an adoptable standard road running parallel to Moor Lane with private drives serving the end properties.



Existing access track adjacent 27 Moor Lane

The access road provides the only real ‘public’ view into the site since other boundaries are screened by the existing housing stock. Oblique views are possible from Knowles Lane but are >50m to the proposed dwelling and will be masked by boundary treatments/ planting – subject to detailed design.



Site layout showing solid perimeter with limited views into the site

The indicative layout and supporting information describe the proposed removal of selective trees within the site but as above these are similarly screened from the wider public and will be replaced and enhanced by a considered landscape/ biodiversity enhancement plan at the Reserved Matters stage. A 21m offstand distance from existing dwellings is illustrated by the shaded area, the impact of the proposed dwellings on the amenity of neighbouring properties is described below – with negligible shading effect beyond the site boundary.

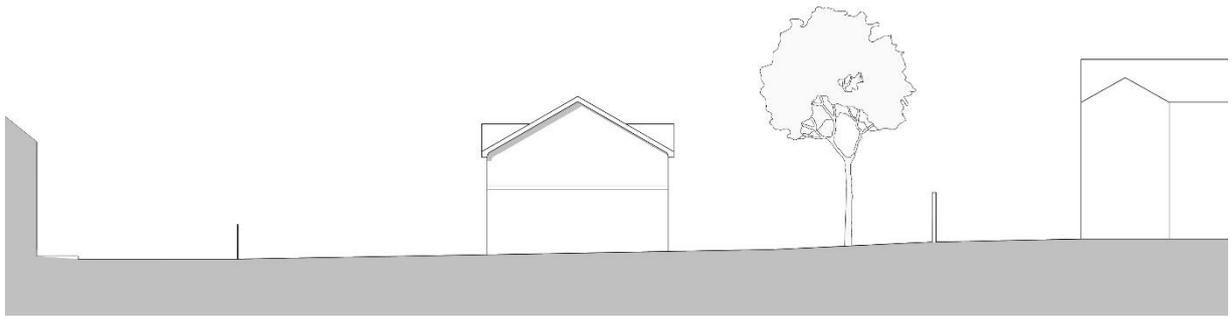


Proposed dwellings showing negligible impact beyond site boundary

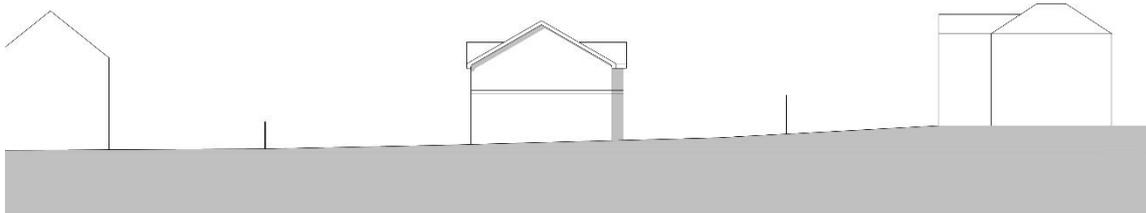
Although indicative, the 10 number proposed dwellings are envisaged as two storey buildings providing 3, 4 and 5 bedroom accommodation. The topography and proportions ensure that the new dwellings will sit discreetly behind the existing housing, virtually imperceptible from Moor Lane and Ventnor Close.



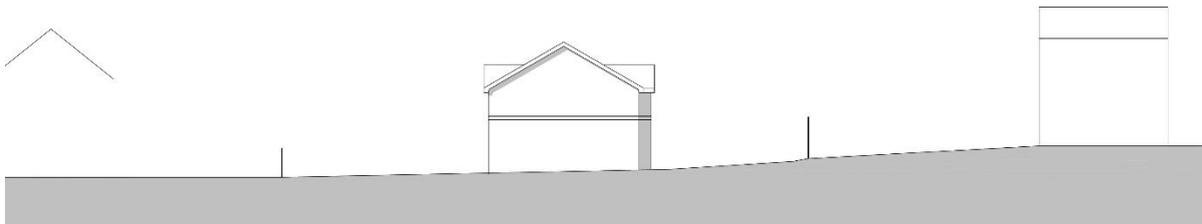
Section A_Dwellings 1 & 2



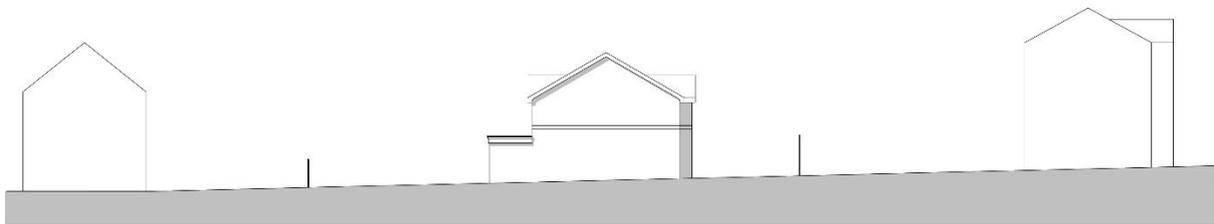
Section B_Dwelling 3



Section C_Dwelling 5



Section D_Dwelling 6



Section E_Dwelling 9