

About the application

Application number: 2024/90041	
What is the application for?:	Erection of first floor extension and associated alterations
Address of the site or building:	87, Drub Lane, Drub, Cleckheaton, BD19 4BZ
Postcode:	BD19 4BZ

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
We would like to comment in respect of this planning application as below :- We feel that the proposal as submitted would be incongruous in size, scale and character when compared to the existing build form in the local street scene, this proposal fails to promote good design in accordance with LP24 of the Kirklees Local Plan and relevant principals in the Councils Housebuilding Design Guide SPD. We consider that the proposed would result in a dominant form by having a ridge height significantly higher than the neighbouring bungalows, in particular the bungalow to the east which is set back further. The windows of the proposed extension would overlook the private gardens of the adjacent dwellings resulting in an undue loss of residential amenity. The proposed extension would introduce a first floor element that would raise the roof above the height of the existing roof and due to its design and scale, the proposal would not appear as a subordinate feature to the original property, the proposed extension would double the floor are of the current bungalows and represent an increased in floor area of almost 200% over the floor area of the bungalow as originally built, the original bungalows floor area was previously increased by around 50% in 2001 under planning approval 2001/90184/E3. Given the volume, size and design of the proposed extension, would result in a disproportionate addition that would be over and above the size of the original building. Drub Lane is washed over Green Belt, and the development as proposed due to the size of the addition would be inappropriate development in the Green Belt, National Planning Policy Framework allows for extensions in the Green Belt providing they do not result in disproportionate additions over and above the size of the original building, disproportionate additions should be regarded as inappropriate development, National Planning Policy Framework states inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances. The proposed would be material larger in mass and height than the existing	

The proposed would be material larger, in mass and height, than the existing bungalow. Accordingly, there would be significantly more build development on the site than currently exists. Furthermore, despite being set back from the road the proposed two story dwelling would be more visually prominent than the existing bungalow. Therefore, it would have a greater impact on the openness of the Green Belt than the existing development. The proposal would not comply with the exceptions of inappropriate development indicated in the National Planning Policy Framework in relation to the partial redevelopment of previously developed land.

The proposal would increase the height of the existing built development on the site and result in a greater impact on the openness of the Green Belt. As indicated above the proposed development would have both a spatial and visual impact on the openness of the Green Belt, the impact would be greater than the existing development on the site and have considerable impact on the openness of the Green Belt.

The proposed extension would be of a considerable scale and height that would result in the proposed dwelling appearing overly prominent and visually intrusive particularly when viewed against its immediate neighbour to the east which is a relatively modest single storey building. The proposed would not only reduce the openness of the Green Belt as referred to above which contributes to the character of the area but would also be out of keeping with its surroundings. Accordingly, the proposal would detract from the character and appearance of the area and would be contrary to the advice of National Planning Policy Framework which indicates that developments should be sympathetic to local character and history, including the surrounding build environment and landscape setting