

About the application

Application number: 2024/93234	
What is the application for?:	Erection of detached dwelling with integral garage (within a Conservation Area)
Address of the site or building:	adj, Broadyards, 289, Oxford Road, Gomersal, Cleckheaton, BD19 4JP
Postcode:	BD19 4JP

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
Dear Sir/Madam, I am writing to formally object to the above planning application for the erection of a detached dwelling with an integral garage within a Conservation Area. My objections are based on the following key concerns: Impact on the Conservation Area Conservation areas like Gomersal are designated to protect their historical and architectural significance. The proposed development, inappropriate in design, scale, and location, will negatively affect the character and appearance of the historic Broadyards According to Kirklees Council, conservation areas are meant to preserve green spaces and historical features. Allowing this project would contradict the council's values and policies aimed at protecting such areas. Environmental and Ecological Impact The site hosts mature trees and vegetation that contribute significantly to local biodiversity. Wildlife including owls, bats, birds, hedgehogs, and foxes depend on these habitats. Removing trees and green spaces for development would disrupt ecosystems, reduce biodiversity, and negatively impact the area's green character. Additionally, the proposed tree removal contradicts the ecological and environmental priorities outlined in the council's policies. The removal would reduce carbon sequestration and exacerbate CO2 levels, further impacting air quality. Tree Preservation Orders (TPOs) The site falls within a conservation area, meaning any trees on the site are automatically protected under the law. This underscores the importance of safeguarding these mature trees, which contribute to biodiversity, aesthetics, and carbon capture. I request clarification on whether a detailed tree survey has been conducted and urge the council to enforce strict conditions to protect these trees	

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Traffic and Infrastructure

Grove Lane is a heavily used “rat run,” particularly during school drop-off and pick-up times. The addition of vehicles (estimated at three or more) will worsen congestion. Furthermore, the proposed site entrance is on a blind turn, creating significant risks for vehicles and pedestrians. Oxford Road, already heavily trafficked, cannot support additional strain without further compromising safety.

Loss of Residential Amenity

The proposed development risks overshadowing and overlooking neighboring properties, leading to a significant loss of privacy for homes on Grove Lane and Grove Close. The increased noise pollution during construction and eventual habitation would further degrade the quality of life for nearby residents.

Non-Compliance with Local Policies

This development is in clear violation of several Kirklees Local Plan policies:

Policy LP35 (Historic Environment): The proposal does not conserve or enhance the distinctive character of the Gomersal Conservation Area. The modern design starkly contrasts with the traditional architecture, undermining the area's heritage value.

Policy LP30 (Biodiversity & Geodiversity): Removing mature vegetation violates this policy, which commits to safeguarding wildlife and natural habitats.

Conservation Area Guidance: Developments must preserve the traditional character of conservation areas, a requirement this application fails to meet.

Cumulative Impact on the Area

The incremental loss of green spaces due to ongoing developments in Gomersal in general is eroding its ecological and heritage value. Allowing this application would further contribute to this decline, undermining the community's environment and character.

For the above reasons, I strongly urge the council to reject this application