

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
Formal Objection to Planning Application 2024/62/93234/E I am writing to object to planning application 2024/62/93234/E for the proposed erection of a detached dwelling with an integral garage within a designated Conservation Area. My concerns are as follows: 1. Impact on Local Wildlife Biodiversity Loss: The proposed development threatens local wildlife, including bats, owls, hedgehogs, foxes, frogs, squirrels and various bird species reliant on the area's vegetation and trees. Habitat Destruction: A neighbouring garden pond supports amphibians such as frogs and newts, which would be affected by the loss of green spaces. This mirrors the detrimental environmental impact seen during the West Lane development. Tree Removal: Two mature trees proposed for removal provide critical habitats for wildlife. Their loss contradicts the Conservation Area's aim to protect natural features. 2. Over-development of a Conservation Area Impact on Area Character: The area has already suffered from over-development, particularly with the recent construction of large properties on West Lane. This has diminished light, privacy, and the aesthetic character of the area. Further Over-development: Adding another dwelling intensifies these problems, leading to an unacceptable reduction in the light, privacy, and historic appeal of the Conservation Area. Contravention of Conservation Principles: The proposed development's size and design fail to align with the principles intended to preserve the historical, natural, and architectural character of Conservation Areas.	

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Historical Significance: Broadyards is a historically significant building that contributes to Gomersal's heritage. This development undermines the Conservation Area's purpose, detracting from the area's historical and natural beauty.

3. Access and Traffic Concerns

Increased Traffic on Grove Lane: Grove Lane is already a busy through road, handling local traffic and school runs. The proposed dwelling, potentially adding three or more vehicles, would exacerbate congestion and safety risks.

Delivery and Construction Traffic: The prevalence of internet shopping means there will be a notable increase in delivery vehicles accessing the new development, further exacerbating congestion. And the logistical challenges of construction traffic on this narrow lane would cause significant disruption and safety hazards.

Parking Displacement: The plans do not address where vehicles currently parked at the cottage, situated within the grounds of Broadyards and at the proposed entrance will be relocated, likely worsening parking issues.

Traffic Safety Hazards: The proposed access point is directly opposite the Grove Lane junction (which is not clear on the plans) will create a potential bottleneck, increasing the likelihood of accidents.

4. Tree Preservation Order (TPO) Concerns

Protected Trees: The two trees slated for removal are protected under a TPO. They enhance the rural character and are prominent features of the landscape.

Environmental Impact: Their removal would degrade air quality, disrupt ecosystems, and destroy critical wildlife habitats.

Structural Risks: Removing these trees could destabilise the boundary wall, given their extensive root systems, potentially causing damage to neighbouring properties.

Summary

This development represents over-development in a sensitive Conservation Area, with adverse effects on the area's character, resident safety, local wildlife, and protected trees. It contravenes the principles of Conservation Areas and risks lasting damage to Gomersal's heritage and environment. I urge the planning committee to reject this application.