

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
I object to the proposed development, 2024/93234, and make the following observations: Scale: The proposal is inappropriate and significantly larger than previously approved, expired plans. Previous ridge height was 7m, new plans show the ridge as 9m, 2m higher. The expired approved 2006/95233 was less dominating in mass, shape and footprint, particularly the amount of 2 storey accommodation. The proposal is similar in mass to the withdrawn application 2006/92897 The roofs of withdrawn 2006/92897 and the approved 2006/95233 were both hipped in design, in-keeping with the design of Broadyards and other neighbouring historical buildings. The design of the proposed dwelling (2024/93234) has no hipped part to the roof shape, therefore inappropriate and increasing its dominance. Previous plans showed a double garage with single storey utility and storage. New plans show single garage, incorporating remaining footprint into the main accommodation of the house creating even more 2-storey accommodation. The proposal seems to copy new dwellings on West Lane. However, the proposal is sited in the grounds of a conservation area asset. Planning precedent requires that new buildings on sites such as Broadyards should be notably subservient to the existing main buildings. The mass and scale of the proposed building, albeit smaller, does not come over as such. Materials: Previously approved plans (2006/95233) show roof materials as stone, which is in-keeping with the existing buildings. The proposal lists blue roof slate, not in-keeping with surrounding buildings. Windows should be painted hardwood, again for conservation area consistency.	

Design & Access Statement: Siting of the air source heat pump is not clear - of concern for neighbouring properties.

P12, D&A, Identity: The proposal is not in keeping with the identity of the area, as shown by the Design Statement photos, nor is the 'feature entrance' photograph - it is not a neighbouring property, not indicative of the historic architecture and not in keeping with the site or area.

Points 1 to 5 of page 11 of the Statement are illegible online and could be misleading.

Loss of light: The size of the proposal will block light to neighbours. It is extremely close to the canopy of protected Class B trees. The trees already create significant shading to the main amenity space of the properties to the north, meaning the main light comes from below the canopies and the development will block this.

North elevation gable provides unnecessary extended seating to large main lounge, and extends master bedroom ensuite and walk-in wardrobe. This increases the building's footprint and roof shape/size, compounding the loss of light and intensifies the building's dominance.

Overlooking: First floor guest ensuite bedroom (4) and bedroom 3 overlook historic properties to the north.

Drainage: Surface water drainage should be to a soakaway, not to the mains system as is proposed within the application.

Highways: Proposed access is an existing small driveway with poor visibility. Driveway will be extended significantly, providing for 3+ cars. Plans misrepresent the access situation, not showing the part of Grove Ln which leads to Reform Street. Grove Ln is narrow with no pavement, is a dangerous part of the highway already, which will become worse with additional traffic.