

DC Admin

From:
Sent: 06 July 2025 15:05
To: DC Admin
Subject: Objection to Planning Application 2025/91577 – Land Adjacent to 21 Westcliffe Rise

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Dear Planning Team,

I wish to lodge a formal objection to planning application 2025/91577, concerning the proposed development on the land next to 21 Westcliffe Rise.

1. Change in house size and type

- The original approval permitted one 2-bed and one 3-bed dwelling. This new proposal shows two 3-bed houses, which increases the scale and density beyond what buyers (including ourselves) expected.

2. Alterations to style and materials

- The previously indicated scheme promised white render with grey features, in keeping with our modern property. The current proposal now uses stone, resulting in a discordant appearance that does not match our home or align with the intended modern trio of houses.

3. Increased length impacting sunlight

- The new houses are longer than the earlier approval, meaning that our already north-facing garden will receive even less sunlight - negatively affecting amenity and enjoyment of our outdoor space.

4. Overlooking issues from new windows/door

- In the originally approved plans, there were no windows or doors facing toward our property. The current drawings now include three windows and a rear door overlooking our garden, resulting in a significant loss of privacy for our home.

5. Increase from 2 to 3 storeys

- The proposed dwellings now appear to be three storeys high, whereas the original planning permission was for two storeys. This is a significant change that further increases the sense of overbearing, overlooking into neighbouring gardens, and visual dominance from the rear. The additional height exacerbates our concerns about loss of daylight and privacy.

Additional considerations for review

- Please assess whether the additional windows and third storey infringe the 45° daylight/sunlight rule and privacy guidelines.
- The material and scale changes may conflict with Local Plan policies, particularly on design quality (LP24) and neighbour amenity (LP52).
- Given the substantial changes, a full neighbour re-consultation should be undertaken.

Requested actions

I respectfully ask the Planning Officer to:

1. Carry out a daylight and privacy assessment, including the 45° rule and three-storey height impact.
2. Evaluate compliance with Local Plan design and amenity policies.
3. Undertake a re-consultation process for neighbours, reflecting the significant changes in plot layout, height, materials, and fenestration.

Given the increased scale, style change, added height, privacy loss, and daylight impact, I urge the Planning Officer to refuse or seek substantial amendments to this application.

Thank you for considering my concerns.

Yours sincerely,

21 Westcliffe Rise, Cleckheaton, BD19 5HX