About the application

Application number: 2025/91577	
What is the application for?:	Erection of two semi-detached dwellings
Address of the site or building:	land adj, 21, Westcliffe Rise, Cleckheaton, BD19 5HX
Postcode:	BD19 5HX

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

Dear Kirklees Planning Team,

I am writing to formally and strongly object to planning application 2025/91577/E, concerning the proposed development on the land adjacent to 21 Westcliffe Rise. I wish to raise the following significant concerns regarding the revised plans:

1. Increase in House Size and Density
The originally approved scheme permitted one 2-bedroom and one 3-bedroom dwelling. The revised proposal now includes
two 3-bedroom houses, which represents a material increase in density and completely alters the character of the development.
It is clear that the developer is seeking to maximise profits by overdeveloping the site, rather than considering the context of the area or the impact on existing residents. This aggressive approach does not respect the scale or layout of the surrounding neighbourhood.

2. Change in Materials and Aesthetic
The initial approved design featured white render with grey detailing, which was intended to align with the modern aesthetic of the existing properties, including our own. The revised use of stone cladding significantly diverges from this and will result in a discordant, inconsistent appearance when viewed alongside the adjacent homes. This undermines the visual cohesion originally planned for this group of dwellings.

3. Extended Building Length and Risk of Subsidence!
The proposed houses are substantially longer than previously approved. This extension will almost certainly block additional sunlight from neighbouring properties on Westcliffe Road, further diminishing residential amenity.

My own property is situated on a raised level. The increased building footprint brings the new structures much closer raising serious concerns about potential ground movement or subsidence. I wish to formally state that if this proposal is approved and any damage or structural movement occurs to my
property, I will hold Kirklees Council fully liable and will seek full compensation to

property, I will hold Kirklees Council fully liable and will seek full compensation to correct any harm/damage caused.

4. Increase in Building Height (Three Storeys)
The development now appears to be three storeys in height, compared to the previously approved two-storey design. This is a substantial and unacceptable change that would:
• Greatly increase visual dominance and the sense of overbearing presence;
• Further reduce daylight to surrounding properties, particularly affecting homes on lower ground/facing.

5. Additional Considerations and Precedent

I respectfully request that the following be thoroughly assessed during the planning review:

• Neighbour Re-consultation: The substantial changes in scale, height, layout, and materials clearly warrant a fresh consultation process, in accordance with the principles of fairness and transparency.

• I wish to highlight a clear precedent:
When I previously applied for a two-storey extension, Kirklees Council refused the application on the grounds that it would negatively affect the amenity of residents on Westcliffe Road.
Given that the current proposal involves a development of far greater scale, height, and massing, I must ask: why is this application being treated differently? If a modest two-storey extension was considered unacceptable, it is difficult to understand how a three-storey, overbearing structure could be deemed appropriate in the same area.

• Cumulative Impact on Local Infrastructure: Recent planning approvals on Kenmore Drive and the soon-to-commence development at Westgate will together add around 100 new dwellings. This equates to a likely increase of 150–170 additional vehicles in an area already suffering from significant traffic congestion. Adding further pressure through poorly considered infill development is unsustainable.

• Conclusion and Request
Given the considerable changes in scale, materials, building height, proximity to neighbouring properties, and the likely impact on privacy, amenity, and local infrastructure, I respectfully request that the Planning Officer refuse the current application or require the applicant to submit substantial amendments in line with the original approval.

Thank you for taking the time to consider my concerns.