

About the application

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| Application number: 2025/92602 | |
| What is the application for?: | Erection of detached dwelling |
| Address of the site or building: | adj, 55, Knowles Lane, Gomersal, Cleckheaton, BD19 4LE |
| Postcode: | BD19 4LE |

User comments

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| Type of comment: A general comment | |
| Do you wish your comments to be published on the website anonymously? | Yes |
| <p>The applicant states that the development is exempt from the BNG requirement due to the de minimis exemption.</p> <p>The proposed house is 7mx13.5m = 94.5m².</p> <p>Therefore, the developed area which will be over existing grassland/shrubs/trees (It is noted any loss of small trees (less than 30cm DBH) within gardens are not considered within BNG calcs) exceeds the minimum threshold.</p> <p>Therefore, the de minimis exemption would not apply.</p> <p>If the development is a self-build or custom build application, then it would be exempt. Otherwise, the development is subject to BNG requirement.</p> | |