

## About the application

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| Application number: 2025/92713   |  |
| What is the application for?:    | Reserved matters application pursuant to outline permission 2023/92079 for erect |
| Address of the site or building: | Rear of, 23 to 43, Moor Lane, Gomersal, Cleckheaton, BD19 4LF                    |
| Postcode:                        | LS10 1NB   |

## User comments

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| Type of comment: An objection   |     |
| Do you wish your comments to be published on the website anonymously?   | Yes |
| <p>Planning Application No 2025/61/92713/E, has not adhered to minimum separation distances between proposed Plot 10 and my existing residence as specified in the Kirklees Housebuilders Design Guide SPD.</p> <p>On previous application numbers: 2023/92079-Outline (Refused) and 2022/92100 (Outline), for the same site, Plot 10 is in the same position on all applications.</p> <p>Kirklees Housebuilders Design Guide SPD states:<br/>“7.19 For two storey houses typical minimum separation distances are advised:<br/>21 metres between facing windows of habitable rooms at the backs of dwellings;<br/>12 metres between windows of habitable rooms that face onto windows of a non-habitable room;”</p> <p>Plot 10 on this proposed development plan is located less than these specified minimums from the existing residence, . This fact has been acknowledged in Alice Downham, Kirklees Case Officers report dated 21.06.2023 for Planning Committee on 22.06.2023 Re: Planning Application 2022/92100. Planning application 2022/92100 was refused at committee but the developer submitted a new planning application, 3 weeks later, 2023/92079 for the same site based on planning application 2022/92100 with plot 10 located in exactly the same position. Plot 10 is in the same location on this planning application 2025/92713.</p> <p>Alice Downham’s report states:<br/>“10.28 Principle 6 of the adopted Housebuilders Design Guide SPD sets out the typical minimum separation between new and existing dwellings. These are:<br/>• 21m between rear habitable room windows;<br/>• 12m between habitable and non-habitable room windows;”</p> <p>“10.29 The proposed dwellings are indicatively located c. 7m from the closest dwelling to the east of the site,”</p> |     |

property located to the east of the site and is therefore the property that Alice Downham has specified will be the closest dwelling located c. 7 m away from the proposed dwelling (Plot 10).

In the final design on planning application No 2025/61/92713/E Plot 10 has two non habitable windows and an entrance doorway in the wall which overlooks

This garden sits on the boundary of this proposed site where Plot 10 will be located. Plot 10's house wall, which includes the two non habitable windows and an entrance door, will run along this boundary and will only be 7 metres away from this habitable window.

This conservatory when built was keyed into the original stonework not simply joined to the existing wall and forms part of the structure of the house. It is 3.5 metre deep and built with matching Yorkshire Stone.

This conservatory is a habitable room, with all clear glass doors and windows and will be a lot closer to the proposed wall of Plot 10 than the lounge window of which doesn't meet the minimum separations distances specified.

As can be seen, on the plans submitted with this application, the topography of Plot 10 is at least 4 foot higher . This fact means that Plot 10, a large 5 bedroomed house, will be higher and therefore will overlook the house, conservatory and our gardens.

The proposed wall of Plot 10's house is going to overshadow the existing property at the house, the conservatory and the garden, causing loss of privacy and loss of light.

These factors mean that there will be **OVERSHADOWING, LOSS OF PRIVACY AND LOSS OF LIGHT** if these minimum distances are not adhered to.

The minimum separation distance between Plot 10 should be 12 metres.