

## About the application

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

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>Reserved matters application pursuant to outline permission Application number 2025/61/92713/E</p> <p>House Types</p> <p>The original application by Binks Executive Homes Ltd was for the following house types on plots 01 to 10:-</p> <p>01 4 Bed Detached with Single Garage 02 4 Bed Detached with Single Garage 03 3 Bed Semi Detached 04 3 Bed Semi Detached 05 3 Bed Detached 06 3 Bed Semi Detached 07 3 Bed Semi Detached 08 4 Bed Detached with Single Garage 09 3 Bed Detached 10 4 Bed Detached with Single Garage</p> <p>These properties would have provided a total of 34 Beds overall</p> <p>As can be seen, this provided a range of 3 bed detached / semi detached houses along with 4 bed detached houses with garages. The Semi detached 3 bedroom providing more affordable properties for those getting on the housing ladder.</p> <p>The latest application by PPJ Developments proposes a change to the house types with predominantly 4 and 5 Bedroom properties and only one 3 bedroom property. The breakdown is as follows</p> <p>01 5 Bed 3 storey Detached with Double Garage 02 4 Bed Detached with Double Garage 03 4 Bed Detached with Single Garage</p>	

03 4 Bed Detached with Single Garage  
04 4 Bed Link Detached with Single Garage  
05 4 Bed Link Detached with Single Garage  
06 3 Bed Detached with No Garage  
07 4 Bed Detached with Single Garage  
08 4 Bed Detached with Single Garage  
09 4 Bed Detached with Single Garage  
10 5 Bed Detached with Double Garage

This provides for 41 total beds compared with the original application of 34 beds.

Clearly this latest application is aimed at more affluent home owners and will rule out those aiming to get on the housing ladder which is a priority in Gomersal.

Surprisingly the 5 Bed House on plot 1 is actually 3 storey as the roof height has been increased to allow the roof space to be used for additional accommodation, despite a previous condition that all properties must be 2 storey.

Unlike the other 9 two storey houses, aesthetically this particular house will look totally different due to the increased height.

Also as this house is at the entrance to the site and at the highest point on the development it would have more of a detrimental impact on the existing properties.

Similarly the 5 Bedroom House on plot 10 at the bottom end of the site will be only 2.00 to 4.00 metres from the boundary of No 21 Summerdale. It would have a floor level approximately 2.00 metres higher and a ridge height some 3.80 metres higher than 21 Summerdale. This will seriously affect their privacy and daylight.

As the majority of properties are larger than the original granted outline permission, these cover a larger footprint, meaning that the overall density has increased. The result is the houses being much closer to one another, with only a narrow 1.00 metre wide footpath separating all but one of them, despite an earlier condition that properties must be at least 2.00 metres apart.

Also, 2 of the properties are linked by garages to each other.

This has clearly reduced garden size along with less areas for grass and planting, and the two "Communal Grassed Zones" have disappeared.

This is a wholesale alteration to the approved scheme and should be treated as a revised planning application rather than a discharge of "Reserved Matters"

### Bin Storage and Collection

The Bin storage areas and waste collection points appear not to comply with legislation . This has been commented on by KC Waste Strategy ( Refuse & Recycling) who state "the maximum drag out distance from bin storage area to BCP ( Bin Collection Point ) is 25m ( BS 5906)".

On checking this it appears that Plot 7 " Drag Distance " only just complies with this requirement, but plots 8, 9 & 10 exceed the permitted distance. Plot 8 has a drag distance of 30metres, Plot 9, 43metres, and plot 10 has over 65metres approximately.

These latest plans submitted by the new developer do little to convince me that any Reserved Matters will be suitably addressed.

This needs to be taken seriously by the planning officers / committee