

## 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>Latest Amended Plans Moor Lane Gomersal Ref 2025/ 9273</p> <p>Impact on Summerdale</p> <p>I refer to the following Drawing No Reference 2539 -D - 20 - 006 - Proposed site sections, prepared by AJH Architects on behalf of PPJ Developments, which shows the relationship of Plot 10 to No 21 Summerdale.</p> <p>It also shows the gradual fall of the land and the relative heights of the houses from the top to the bottom of the site.</p> <p>All of the houses follow the general land gradient until plot 10 is reached.</p> <p>It can be clearly seen that plot 10 ridge is actually higher than the adjacent plot 9 of the development by approximately 500mm.</p> <p>This being due to Plot 10 being a 5 Bed 7 person house, which is the 2nd largest on the development.</p> <p>Aesthetically it looks wrong, but more importantly this extra height adds to the impact on not only No 21 Summerdale, but also other properties in Summerdale and Moor Lane, and is totally unacceptable.</p> <p>Brick / Stone Construction</p> <p>The latest plans show that only plots 1 and 2 are to be built in stone and all the remaining houses are now to be in " Buff Brickwork " despite surrounding properties in Summerdale, Ventnor, Richmond and part of Moor Lane being Natural Stone - once again being less aesthetically pleasing.</p> <p>Overall Layout House Types</p> <p>I note that despite some minor amendments to the plans nothing has changed recently as far as the house types and layout is concerned. I would remind everyone of the Council's earlier decision on the 09th June 2022 to refuse permission on application</p>	

Council's earlier decision on the 23rd June 2023 to refuse permission on application 2022/92100. The basis of the refusal was that the development was cramped and invasive, and I quote the following extract -

"In accordance with the plan(s) and applications submitted to the Council on 23-Jun-2022. The reasons for the Council's decision to refuse permission for the development are:

1. The proposed development, by reason of the number of dwellings and subsequent layout would result in a cramped and intensive form of development on the existing green space which would be out of keeping with the character of the area.

To approve the proposed development would be contrary to Policy LP24(a) of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework."

As we still have a cramped and intensive proposal and nothing has changed, so how can the development be now approved.

This application reference 2025/92713 should be refused and a new application submitted.

Please withhold my name