

RESERVED MATTERS APPLICATION 2025/92713
REAR OF 23 TO 43 MOOR LANE, GOMERSAL, BD19 4LF
SUMMARY OF CHANGES, JUNE 2026

As set out below, we have carefully considered and addressed all comments raised by Councillors and objectors at the Strategic Planning Committee meeting of 11th June 2026. These changes are all shown on the revised drawings.

21 Summerdale & Plot 10

In response to the concerns raised, several significant amendments have been made to reduce the size of Plot 10.

- 1) The house on Plot 10 has been reduced from a five-bedroom dwelling to a three-bedroom property.
- 2) The garage associated with Plot 10 has been removed.
- 3) The house on Plot 10 has been significantly reduced by 35% in size from approximately 2,000 square feet to 1,300 square feet.
- 4) The footprint has also been made considerably narrower to maximise the separation distance between properties.
- 5) The separation distance between the house on Plot 10 and No. 21 Summerdale has been increased substantially from 8 metres to 15.3 metres by fully relocating the house.
- 6) The ridge height of the dwelling has been reduced by almost one metre, to further lessen any impact on No. 21 Summerdale.
- 7) The size of the retaining wall on Plot 10 has been reduced from 1.65 meters to just over half a metre in height.
- 8) We have reached out to the residents of 21 Summerdale in the hope that, among other things, we can collaborate on the boundary finish to accommodate their preferences.

Significant Site Wide Changes

Several further improvements have been made to the scheme to enhance its layout, appearance and affordability.

- 9) The housing mix has been revised to reduce the overall scale of development, changing from the originally proposed 1 three-bedroom, 7 four-bedroom and 2 five-bedroom dwellings to a revised mix of 6 three-bedroom, 3 four-bedroom and 1 five-bedroom dwelling. This has reduced the number of rooms from 41 to 35 site wide.
- 10) The total internal living floorspace across the whole scheme has been reduced from 16,454 square feet to 15,802 square feet, representing a reduction of 652 square feet, while the overall building footprint has been reduced by a further 704 square feet, reducing its overall density.
- 11) Separation distances between all dwellings have been increased from 1 metre to 2 metres, creating a greater sense of space throughout the development.
- 12) The turning circle between plot 5 & 6 has been significantly widened to improve manoeuvrability and accessibility.
- 13) A fourth visitor parking bay has been added.
- 14) The location of the bin presentation point and bin storage areas has been revised to comply with the Council's Waste Management Design Guide for New Developments. This addresses the concerns raised regarding drag distances.

Collectively, these changes significantly lessen the scale and visual impact of the development.