

About the application

Application number: 2026/90484	
What is the application for?:	Change of use from dwelling to C2 for 4 children, erection of first floor extens
Address of the site or building:	143, Church Lane, Gomersal, Cleckheaton, BD19 4QN
Postcode:	LS27 7HB

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
Unlawful Scale of Proposed Extensions I wish to raise a serious concern regarding the scale of the proposed extensions when considered alongside existing unauthorised additions to the property; to give context, a number of unauthorised extension works had been completed by the previous owners. The original footprint of the dwelling is approximately 74m². The proposed extension, combined with previously constructed unauthorised extensions, would increase the total footprint by approximately 82m², representing a 111% increase over the original dwelling footprint. This level of expansion is clearly excessive and appears to conflict with the requirements of the Kirklees Local Plan Policy LP57, which states that the original dwelling should remain the dominant element in both size and appearance. Furthermore, the proposal appears to directly contradict Kirklees Local Plan Policy LP24, which states that extensions should not exceed the footprint of the original dwelling. When the proposed works are assessed cumulatively with the unauthorised extensions already constructed, it is evident that the development would result in a property that is significantly larger than the original house and therefore fails to comply with these policies. On this basis, the proposal represents an overdevelopment of the site and should be refused.	