

KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	2026/62/90484/E
Site Address:	143, Church Lane, Gomersal, Cleckheaton, BD19 4QN
Description:	Change of use from dwelling to C2 for 4 children, erection of first floor extension and front porch, internal and external alterations
Recommending Officer:	Jennifer Booth

DECISION – Refused

I hereby authorise the refusal of this application for the reasons set out in the minutes of the 30 July 2026 District Wide Planning Committee and recommendation annexed below in respect of the above matter as per the resolved decision of the District-Wide Planning Committee.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 7-AUG-2026

Decision Authorisation – Committee Decision

Committee: District

Date of Committee: 30/07/2026

Application Number:2026/90484

Officer Recommendation: Delegate APPROVAL of the application and the issuing of the decision notice to the Head of Planning and Development in order to complete the list of conditions

Committee Decision: Refuse planning permission

Summary of Committee Decision

The planning application was heard at the 30/07/2026 meeting of the District Wide Planning Committee.

Members debated the application as follows:

1. Scale and Height - Impact on the Street Scene

Members considered that the scale and height of the proposed first floor side extension would result in an overly dominant form of development within the street scene. It was considered that the extension would appear excessively prominent and would not relate satisfactorily to the character and appearance of the surrounding properties, resulting in an overbearing presence when viewed from the public realm.

2. Scale and Height - Impact on Neighbouring Residents

Members expressed concerns that the scale and height of the first floor side extension would have an overbearing impact on the occupiers of neighbouring properties, particularly 1 The Coppice and 3 The Coppice. Members considered that the increased bulk and massing of the extension would adversely affect the outlook enjoyed by these neighbouring residents.

3. Overlooking and Loss of Privacy

Members were not satisfied that the proposed first floor extension would adequately safeguard the privacy of neighbouring occupiers. Concerns were raised that the development would introduce opportunities for overlooking towards the residential properties and private amenity spaces at 1 The Coppice and 3 The Coppice, resulting in an unacceptable loss of privacy.

4. Parking Provision

Members were unconvinced that the proposed parking arrangements would be sufficient to support the use of the property as a children's home accommodating four children. In particular, concerns were raised that the provision of two off-street parking spaces, together with limited on-street parking availability within the locality, would be inadequate to accommodate staff, visitors and operational requirements associated with the use. Members therefore considered that the proposal could result in increased parking pressures within the surrounding area.

Members resolved to refuse the application contrary to officer recommendation for the following reasons:

1. The proposed first floor side extension, by reason of its scale, height and massing, would result in a dominant and overbearing addition that would appear incongruous within the street scene. The development would fail to reflect the character and appearance of the host dwelling and surrounding development, causing harm to the visual amenities of the area and would therefore be contrary to Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.
2. The proposed first floor side extension, by reason of its scale, height, bulk and proximity to neighbouring properties, would have an unacceptable overbearing impact on the occupiers of No. 1 The Coppice and No. 3 The Coppice. The proposal would result in an undue sense of enclosure and harm to the living conditions of neighbouring residents, contrary to Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.
3. The proposed first floor side extension would introduce opportunities for overlooking towards the neighbouring residential properties at No. 1 The Coppice and No. 3 The Coppice. Members were not satisfied that the proposal would adequately protect the privacy of adjacent occupiers and considered that the development would result in an unacceptable loss of privacy, contrary to Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.
4. Insufficient information has been submitted to evidence that the proposed parking provision of two off-street parking spaces would be sufficient to serve the operational requirements of a

children's home accommodating four children. Having regard to staffing requirements, visitors to the site and the limited opportunities for on-street parking within the surrounding area, the proposal would be likely to result in increased on-street parking demand to the detriment of highway safety and the convenience of existing residents. The proposal is therefore contrary to the parking and highway safety objectives of Policies LP21 & LP22 of the Kirklees Local Plan.

Plans and specifications schedule: -

Plan Type	Reference	Web ID	Date Received
Location Plan, Existing Site Plan, Elevation and Floor Plans	01	1127986	02/03/2026
Proposed Site Plan, Elevations and Floor Plans	02 rev B	1146750	26/05/2026
Management Plan	-	1128737	02/03/2026
Planning Design and Access Statement	-	1146752	26/05/2026
Staff Parking Policy	-	1146751	26/05/2026
Climate Change Statement	-	1128736	02/03/2026

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Planning Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. Amended plans were received which reduced the size of the porch.

Report Dated:

30/07/2026