Address: 8, Cliffe Mount, Cleckheaton, bd19 4sd

About the application

Application number: 2026/91912	
What is the application for?:	Removal/variation of conditions 2 and 3 (plans) on previous permission 2023/9296
Address of the site or building:	rear of, 271, Cliffe Lane, Gomersal, Cleckheaton, BD19 4SB
Postcode:	LS11 8PG

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No

I wish to object to the proposed development of 100 houses adjacent to my property.

While I appreciate the need for new housing, I believe this development would have a significant adverse impact on the surrounding area and on the amenity of neighbouring residents.

My concerns include:

Loss of residential amenity: The scale and proximity of the proposed development would fundamentally change the character of the area immediately surrounding my home. The development would create an overbearing presence and significantly reduce the openness currently enjoyed by neighbouring properties.
Loss of outlook: The proposed housing would replace the existing open aspect with a large residential estate immediately adjacent to my property. Although I understand that a private view is not, by itself, a protected planning matter, the loss of this open outlook contributes to the overall harmful effect of the development on residential amenity.
Privacy: Depending on the final layout, there is potential for overlooking from new properties into my home and garden, reducing my family's privacy.
Traffic and highway safety: A development of this size is likely to increase traffic on local roads, leading to congestion and raising concerns about pedestrian and highway safety.
Noise and disturbance: Both the construction phase and the long-term increase in residential activity would result in additional noise and disturbance for existing residents.
Pressure on local infrastructure: The development would place additional demand on local schools, GP services, drainage systems and other community facilities.
I respectfully ask the planning authority to carefully consider these impacts and whether the proposal complies with local planning policies relating to residential amenity, design, infrastructure and the character of the area. I request that planning permission be refused unless these concerns can be satisfactorily addressed.