

Address: 313, Cliffe Lane, Cleckheaton, bd194sb

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 live on Cliffe Lane, and my property and rear garden directly adjoin the application site, and I object to this application, noting that I also objected to the original application (2023/92966). Given that the council has already approved planning permission for 97 dwellings under application 2023/92966, my objection is directed specifically at the acceptability of the replacement plans, house types and plot arrangements now proposed. The original officer assessment explained that careful consideration had been given to the shape, massing and design of the approved dwellings. It stated that the approved scheme used a varied range of house types, including tailored designs responding to the multiple constraints and challenges of the site. That detailed design response formed part of the basis upon which officers concluded that the development was of a high standard and acceptable. The current application now seeks to replace those approved designs with a substantially replotted scheme using a different range of standard Keepmoat house types. Building footprints, dwelling designs, windows, gardens, parking areas and boundaries have changed across the development. Despite those changes, the application does not provide sufficient detailed information to demonstrate that the revised scheme will protect the privacy and living conditions of neighbouring residents. This is particularly important along the southern and eastern boundaries, including the relationship with Cliffe Lane, because the site has changes in level and the effects of a new dwelling cannot dependably be judged from a two-dimensional site plan alone. The applicant has not given clear, plot-specific information showing: * existing and proposed ground levels:	

- existing and proposed ground levels;
- * finished floor and ridge levels;
- * scaled cross-sections between the proposed dwellings and Cliffe Lane;
- * the location and height of habitable-room windows;
- * the actual separation between those windows and existing houses and gardens;
- * whether overlooking would be direct, oblique or increased by differences in level;
- * the effect of the revised dwellings on the privacy and usability of existing rear gardens.

The general statement that council separation distances have been followed is not an adequate substitute for this information. Numerical separation distances cannot, by themselves, demonstrate that a proposal is acceptable where land levels, orientation, window positions and the sensitivity of existing private gardens have not been properly assessed.

The council should also not assume that the acceptability of the original scheme automatically establishes the acceptability of the revised scheme. The original permission approved specific dwelling designs in specific locations, with assessed heights, building dimensions, roof forms, window positions and separation distances. Those details were fundamental to the council's conclusions on design, overlooking, privacy and overbearing impact. The current application proposes to replace many of those details and must therefore demonstrate afresh that the revised scheme protects neighbouring residents.

Accordingly, the application has not demonstrated that the revised development would avoid unacceptable overlooking, loss of privacy and overbearing effects on neighbouring properties. It has therefore not provided a sound basis upon which the council can conclude that the living conditions of existing residents would be protected.