

## KIRKLEES METROPOLITAN COUNCIL

### PLANNING SERVICE

#### UPDATE OF LIST OF PLANNING APPLICATIONS TO BE DECIDED BY

#### PLANNING SUB-COMMITTEE (HEAVY WOOLLEN AREA)

17 MARCH 2022

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**Planning Application 2021/90299**

**Item 9 – Page 9**

**Demolition of existing dwelling and erection of detached dwelling with integral garages**

**154, Gomersal Lane, Gomersal, Cleckheaton, BD19 4JQ**

#### Neighbour Representation

An additional representation has been received in objection to the proposed development. The representation has been summarised as follows:

- The new dwelling would result in harm to the character and appearance of the Conservation Area
- The proposal presents poor design
- Concern regarding overbearing, overshadowing and loss of light to the neighbouring property
- Potential for overlooking towards the neighbouring property unless permitted development rights are removed

The comments made regarding design have been addressed from Paragraph 10.11 of the Committee Report, regarding heritage from Paragraph 10.19 and regarding residential amenity from Paragraph 10.27. A list of conditions is set out at Paragraph 12.0, including condition 9 which requires the openings to the western side elevation of the drawing at first floor level, which are shown on submitted floor plan 2082-04A to be opaque windows, to be obscure glazed, with the obscure glazing thereafter retained. The installation of future openings in the side elevation at first floor level would be restricted by the limitations of the Town & Country Planning (General Permitted Development) Order.

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