

Report of the Strategic Director of Regeneration and Culture to the meeting of the Area Planning Panel (KEIGHLEY AND SHIPLEY) to be held on 22 July 2015

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Summary Statement - Part Two

Miscellaneous Items

	<u>No. of Items</u>
Requests for Enforcement/Prosecution Action	(5)
Decisions made by the Secretary of State - Allowed	(2)
Decisions made by the Secretary of State - Dismissed	(1)

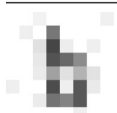
Julian Jackson
Assistant Director (Planning, Transportation and Highways)

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Portfolio:
Change Programme, Housing and Planning

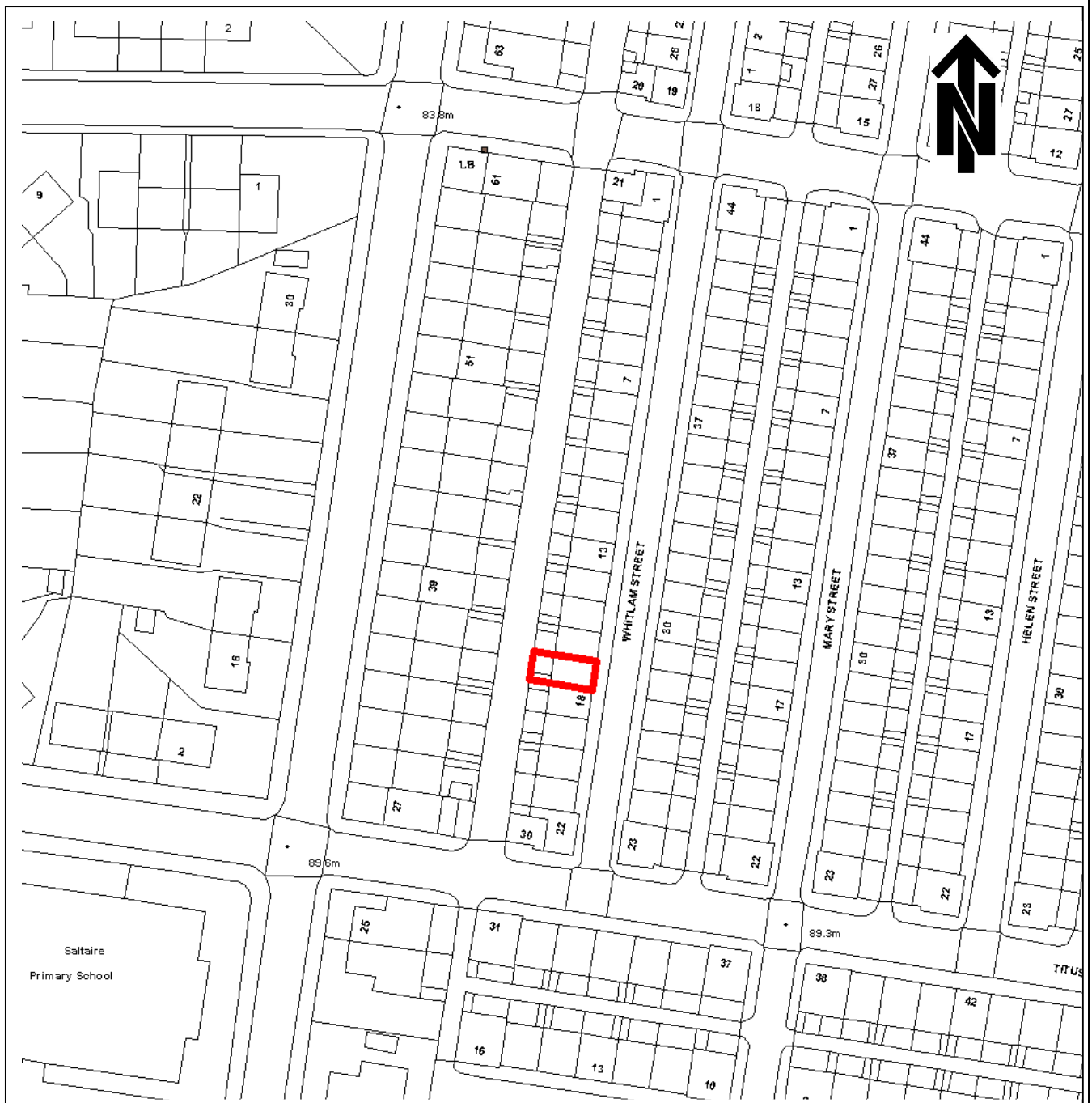
Improvement Committee Area:
Regeneration and Economy



Area Planning Panel (Keighley and Shipley)

14/00580/ENFLBC

22 July 2015



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<p>ITEM NO. : 8</p>	<p>LOCATION: 17 Whitlam Street Saltaire</p>
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22 July 2015

Item Number: 8
Ward: SHIPLEY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
14/00580/ENFLBC

Site Location:
17 Whitlam Street, Saltaire, Shipley, BD18 4PE

Breach of Planning Control:
Installation of a new top opening window to the front of the property.

Circumstances:
It was brought to the attention of the Local Planning Authority that works were being carried out at the above property to install a new top opening (false sash) window to the front of the above property for which listed building consent had not been obtained. Despite requesting that the owner takes action to rectify the breach, a recent site inspection shows that the window remains.

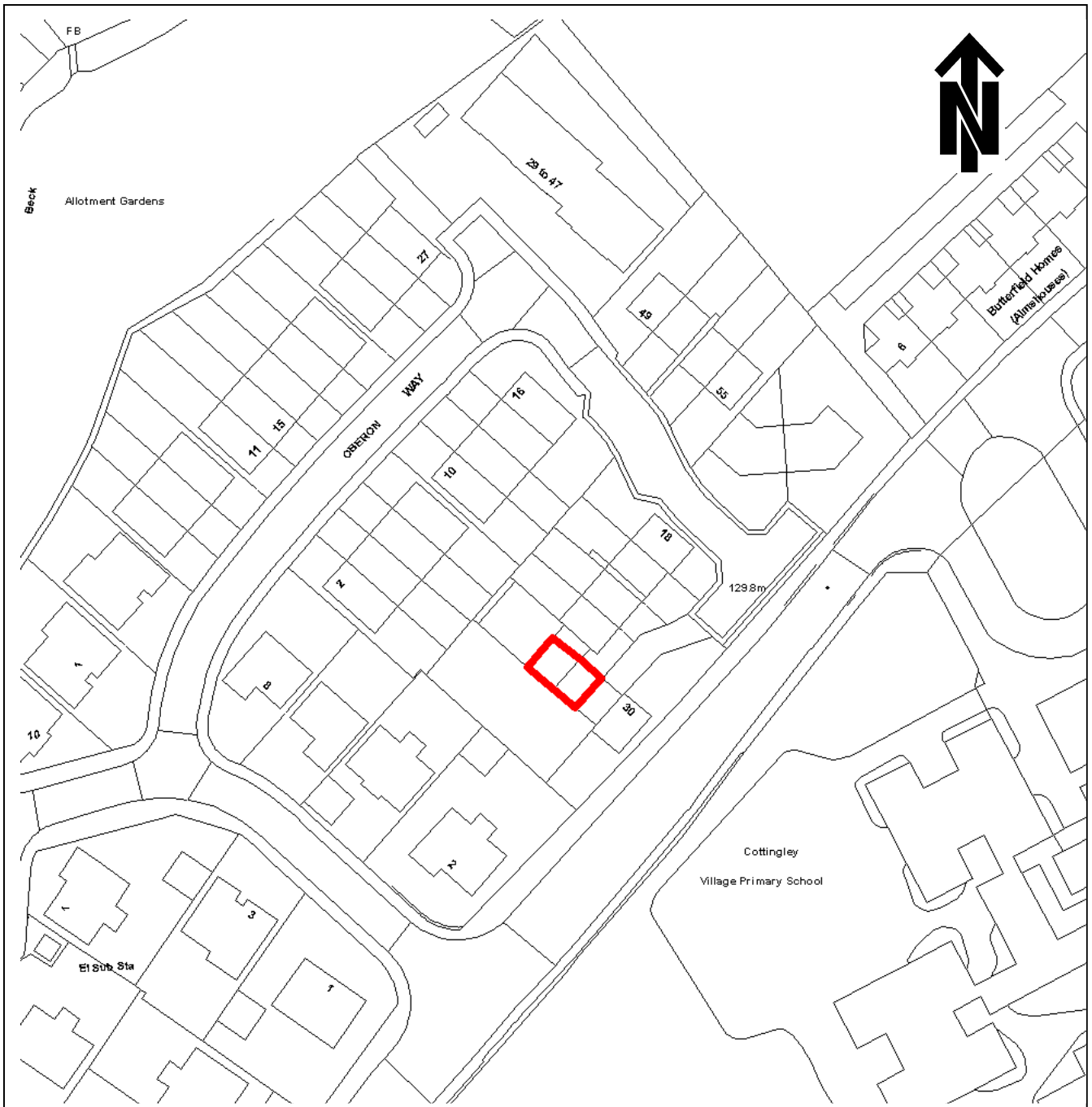
The unauthorised window is considered to be detrimental to the character of the grade II listed building as one of special architectural or historic interest owing to its inappropriate design and is contrary to Policies BH4, S/BH14, D1 and UR3 of the Council's Replacement Unitary Development Plan.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 12 February 2015.

Area Planning Panel (Keighley/Shipley)

13/00615/ENFUNA

22 July 2015



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<p>ITEM NO. : 9</p>	<p>LOCATION: 28 Oberon Way Cottingley</p>
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22 July 2015

Item Number: 9
Ward: BINGLEY RURAL
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
13/00615/ENFUNA

Site Location:
28 Oberon Way Cottingley Bingley BD16 1WH

Breach of Planning Control:
Construction of an unauthorised first floor balcony.

Circumstances:

It was brought to the attention of the Local Planning Authority that the owner of the above property had constructed a first floor balcony to the rear of the property. The balcony requires planning permission and although a planning consent was granted in 2005 for a balcony in the same location, this consent was for a Juliette balcony. The balcony constructed is considerably larger than the Juliette balcony approved and provides a seating area.

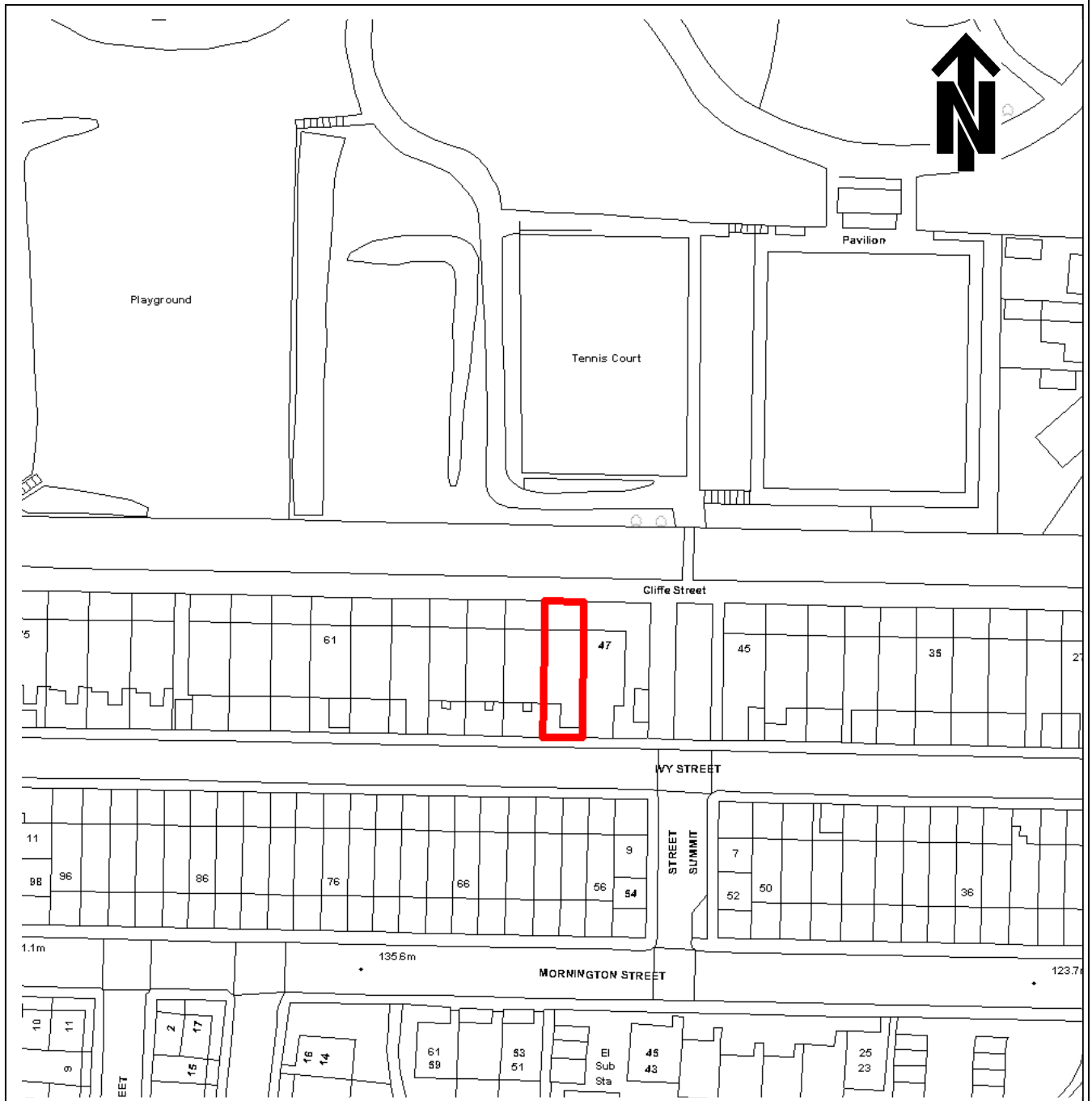
The unauthorised balcony due to its elevated position introduces an element of overlooking of the private amenity area of the adjacent property at 30 Oberon Way, which is detrimental to the residential amenity of existing and future occupants of that property. The unauthorised balcony is therefore contrary to policies D1 and UR3 of the Council's Replacement Unitary Development Plan.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 9 June 2015.

Area Planning Panel (Keighley and Shipley)

14/00851/ENFAPP

22 July 2015



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ITEM NO. : 10	LOCATION: 49 Cliffe Street Keighley
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22 July 2015

Item Number: 10
Ward: KEIGHLEY CENTRAL
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
14/00851/ENFAPP

Site Location:
Land at 49 Cliffe Street, Keighley.

Breach of Planning Control:
Construction of white UPVC clad dormer windows to the front and rear elevations of the property.

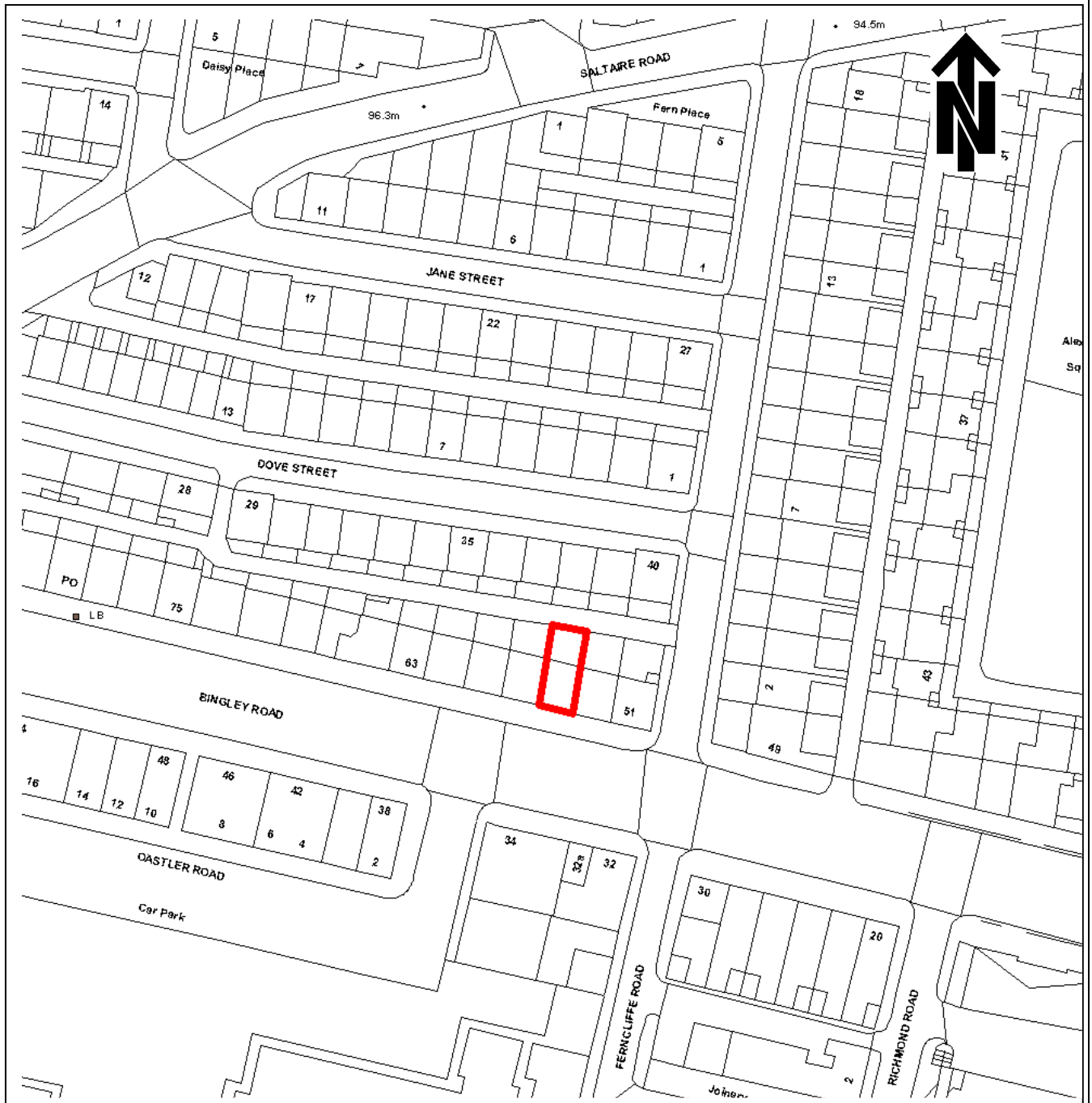
Circumstances:
It was brought to the attention of the Local Planning Authority that dormer windows had been constructed at the above property for which planning permission had not been sought. The development was challenged as unauthorised, however no application was submitted and a recent site inspection confirms the dormer windows remain in situ.

The dormer windows are considered to be significantly detrimental to the visual amenity of the existing property and wider surrounding area being adjacent to the Devonshire Park Conservation Area. The Planning Manager (Enforcement and Trees) therefore authorised the issuing of an Enforcement Notice under delegated powers, on 17 June 2015.

Area Planning Panel (Keighley and Shipley)

14/00820/ENFLBC

22 July 2015



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<p>ITEM NO. : 11</p>	<p>LOCATION: 55 Bingley Road Shipley</p>
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22 July 2015

Item Number: 11
Ward: SHIPLEY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
14/00820/ENFLBC

Site Location:
55 Bingley Road, Saltaire, Shipley, BD18 4SB.

Breach of Planning Control:
Rendering of chimney.

Circumstances:

It was brought to the attention of the Local Planning Authority that render had been applied to the side elevation of the chimney at the above Grade II listed building located within the Saltaire World Heritage Site. A challenge letter was sent to the owner of the property who submitted a listed building application which was refused.

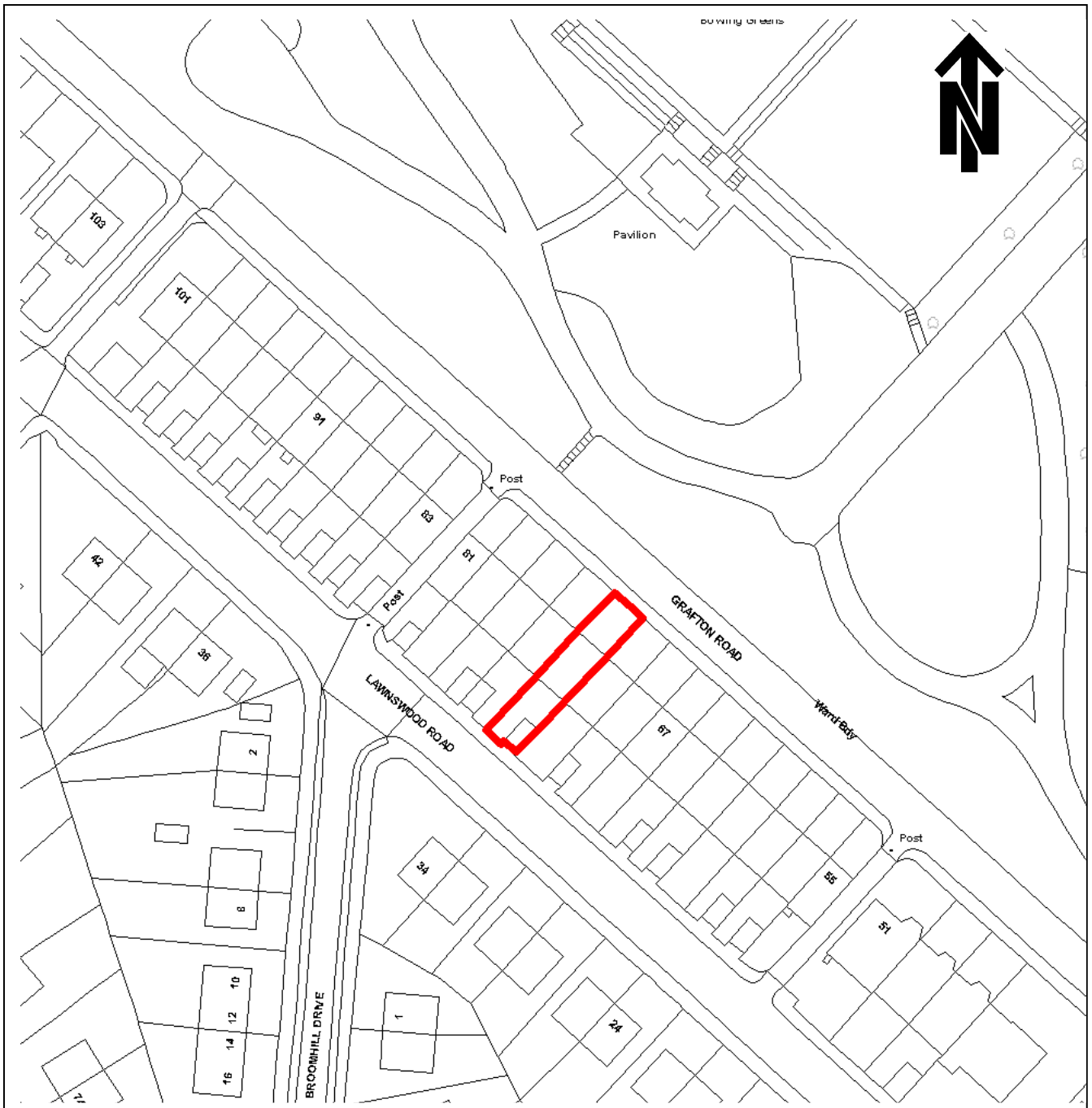
The unauthorised works carried out to render the chimney are considered to be detrimental to the character of the grade II listed building as one of special architectural and historic interest owing to the use of inappropriate materials in this prominent position resulting in a loss of historic fabric contrary to Policies BH4, S/BH14, D1 and UR3 of the Councils Replacement Unitary Development Plan.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 25 June 2015.

Area Planning Panel (Keighley/Shipley)

13/00519/ENFUNA

22 July 2015



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<p>ITEM NO. : 12</p>	<p>LOCATION: 73 Grafton Road Keighley</p>
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22 July 2015

Item Number: 12
Ward: KEIGHLEY CENTRAL
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
13/00519/ENFUNA

Site Location:
73 Grafton Road, Keighley.

Breach of Planning Control:
Construction of white UPVC clad dormer windows to the front and rear elevations of the property.

Circumstances:
It was brought to the attention of the Local Planning Authority that dormer windows had been constructed at the above property for which planning permission had not been sought. The development was challenged as unauthorised and the owner advised to take action to rectify the breach of planning control. No application was submitted and a recent site inspection confirms the dormer windows remain in situ.

The dormer windows are considered to be significantly detrimental to the visual amenity of the existing property and wider surrounding area. The Planning Manager (Enforcement and Trees) therefore authorised the issuing of an Enforcement Notice under delegated powers, on 17 June 2015.

DECISIONS MADE BY THE SECRETARY OF STATE

Appeal Allowed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
13	Bingley Rural (ward 03)	14 Progress Avenue Harden Bingley BD16 1LG Two storey side extension - Case No: 14/04765/HOU Appeal Ref: 15/00043/APPHOU
14	Craven (ward 09)	Steeton Football Ground Summerhill Lane Steeton With Eastburn Advertising boards fixed to pitchside perimeter fencing (retrospective) - Case No: 14/03890/ADV Appeal Ref: 15/00005/APPCN2

Appeal Dismissed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
15	Worth Valley (ward 29)	Westfield Farm Tim Lane Oakworth Keighley BD22 7SA Change of use of agricultural building and land to residential use and associated alterations and partial demolition - Case No: 14/02019/PAR Appeal Ref: 15/00014/APPPN2

Appeals Upheld

There are no Appeal Upheld Decisions to report this month

Appeals Upheld (Enforcements Only)

There are no Appeal Upheld Decisions to report this month

Appeals Withdrawn

There are no Appeal Withdrawn Decisions to report this month

Appeal Allowed in Part/Part Dismissed

There are no Appeals Allowed in Part/Part Dismissed to report this month