

# Report of the Strategic Director of Regeneration to the meeting of the Area Planning Panel (KEIGHLEY) to be held on 06 July 2010

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## Summary Statement - Part One

### Applications recommended for Approval or Refusal

The sites concerned are:

<u>Item No.</u>	<u>Site</u>	<u>Ward</u>
1.	10 Sawyers Garth Addingham West Yorkshire LS29 0RZ [Approve] – page 1	Craven
2.	Kirkwall 337 Fell Lane Keighley West Yorkshire BD22 6DB [Approve] – page 5	Keighley West

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**Portfolio:**  
Environment and Culture

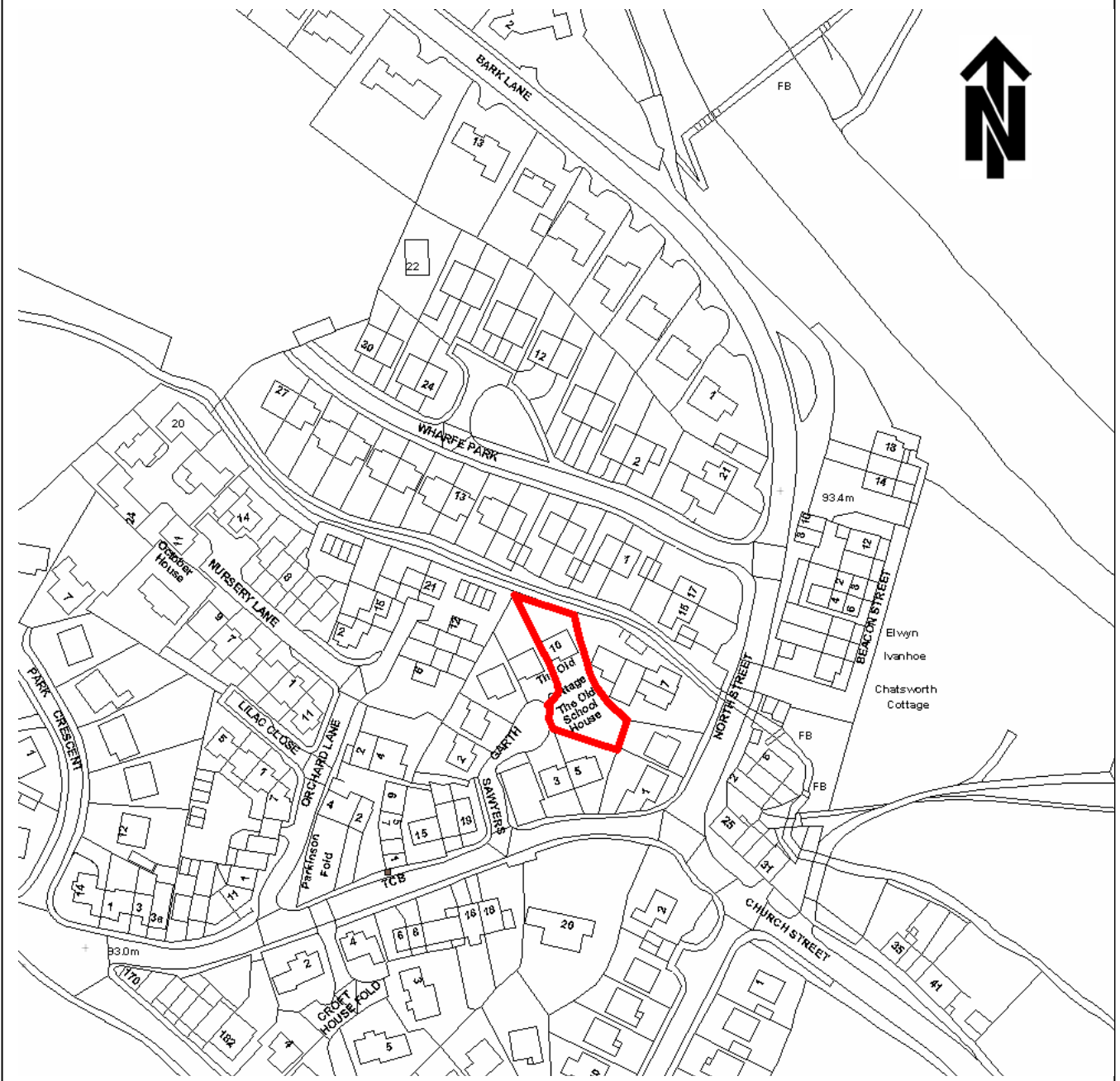
**Improvement Committee Area:**  
Regeneration and Economy



Area Planning Panel (Keighley)

10/01646/HOU

6 July 2010



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ITEM NO. : 1	LOCATION: <b>10 Sawyers Garth Addingham</b>
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**6 July 2010**

**Item Number:** 1  
**Ward:** CRAVEN  
**Recommendation:**  
**TO GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS**

**Application Number:**  
10/01646/HOU

**Type of Application/Proposal and Address:**

Full planning permission is sought for the construction of a single storey rear extension at 10 Sawyers Garth, Addingham. The proposal includes the demolition of an existing conservatory. The walls are to be finished in matching natural stone with matching slates to the roof.

**Applicant:**  
Mr Ian Haigh

**Agent:**  
Martin Smith Designs

**Site Description:**  
The site is a modern detached dwelling situated in a residential area.

**Relevant Site History:**  
98/02931/FUL: Sun lounge conservatory to rear of dwelling. Approved.

**Replacement Unitary Development Plan (RUDP):**  
**Allocation**

The site is unallocated in the Replacement Unitary Development Plan but the site is located in the Addingham Conservation Area.

***Proposals and Policies***

UR3 The Local Impact of Development  
D1 General Design Considerations  
D4 Community Safety  
BH7 New Development in Conservation Areas

**Parish Council:**  
Addingham Parish Council: Recommend an approval.

**Publicity and Number of Representations:**  
Publicised by neighbour notification letters, by site notice and press advertisement.  
The overall expiry for the publicity was 3<sup>rd</sup> June 2010.  
No representations were received.

**Summary of Representations Received:**  
Not applicable.

**Consultations:**  
Design and Conservation recommended approval.

**Summary of Main Issues:**

1. Impact on the Local Environment
2. Impact on Neighbouring Occupants
3. Impact on Highway Safety
4. Community Safety Implications

**Appraisal:****Impact on the Local Environment**

The proposed extension is considered to be in keeping with the character, scale and design of the existing dwelling and the street scene. The proposed materials match those of the existing dwelling and the surrounding properties and are therefore considered to be acceptable. An amended plan was submitted on 26th May with a minor change to the window details in the west elevation which is considered to be acceptable. The development will preserve the character of the Conservation Area. In terms of design and appearance the proposal therefore complies with Policies UR3, D1 and BH7 of the Replacement Unitary Development Plan.

**Impact on Neighbouring Occupants**

In terms of residential amenity the proposal is considered acceptable and is not considered to have any significant negative impact on the occupants of neighbouring dwellings. The proposal includes windows in the rear elevation and both side elevations. However these are not considered to cause overlooking due to the existing 1.8m high boundary fences. The proposal is therefore in accordance with Policy UR3 of the Replacement Unitary Development Plan.

**Impact on Highway Safety**

There are no changes to existing parking therefore the proposal has no impact on highway safety.

**Community Safety Implications:**

There are no apparent community safety implications.

**Reason for Granting Planning Permission:**

The proposed extension is considered to relate satisfactorily to the character of the existing dwelling and adjacent properties. The development will preserve the character of the Conservation Area. The impact of the extension upon the occupants of neighbouring properties has been assessed and it is considered that it will not have a significantly adverse effect upon their residential amenity. As such this proposal is considered to be in accordance with Policy UR3, D1 and BH7 of the Replacement Unitary Development Plan and the Revised House Extensions Policy.

**Conditions of Approval:**

1. The development to which this notice relates must be begun not later than the expiration of three years beginning with the date of this notice.

Reason: To accord with the requirements of Section 91 of the Town and Country Planning Act, 1990 (as amended).

2. The development hereby approved shall only be carried out in accordance with the amended plans 10/529/1B dated March 2010 and received by the Council on 26<sup>th</sup> May 2010 showing four windows in the west elevation.

Reason: For the avoidance of doubt as to the terms under which this planning permission has been granted since amended plans have been received.

3. The development hereby permitted shall be constructed of facing and roofing materials to match the existing building as specified on the submitted plans.

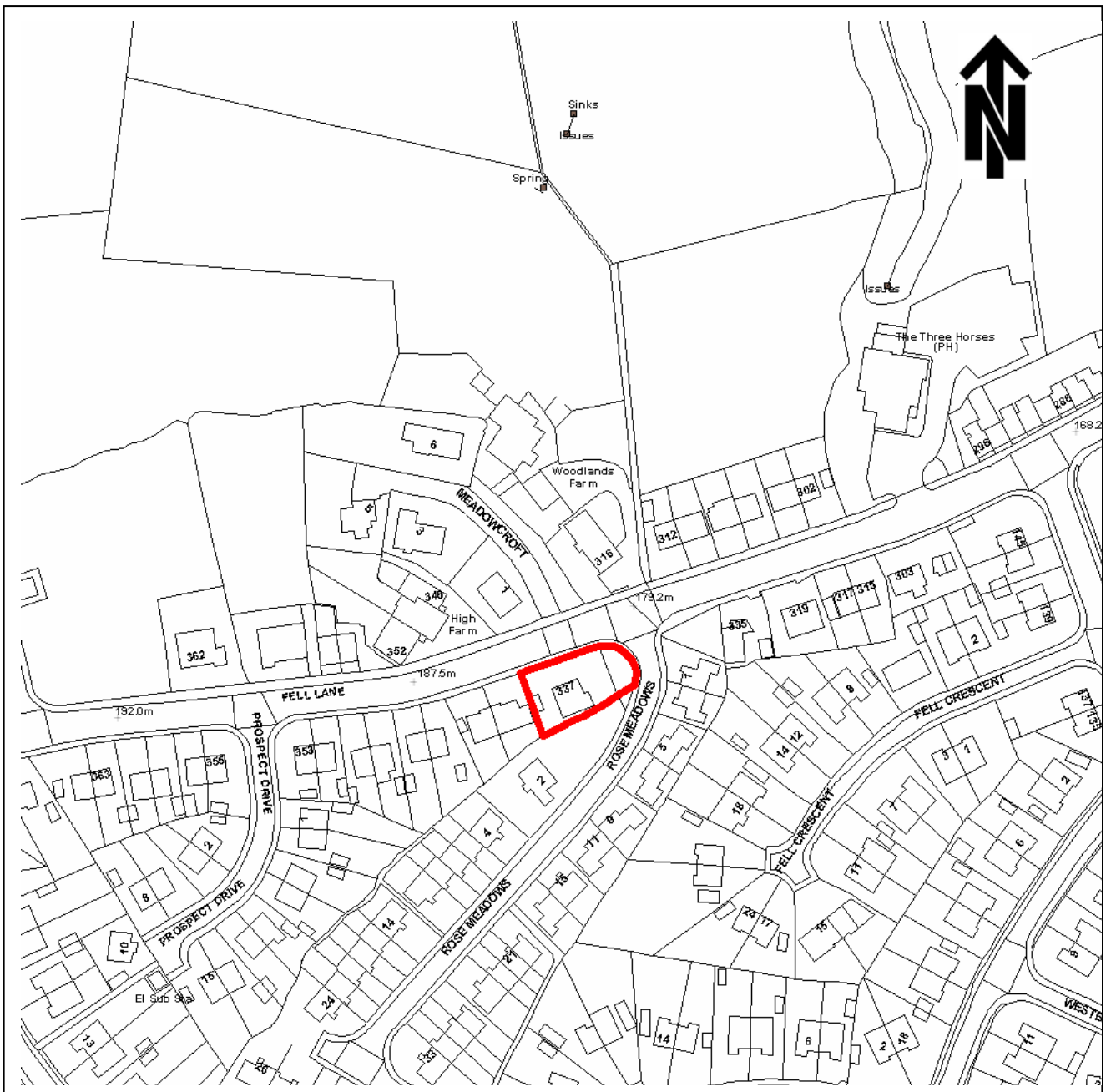
Reason: To ensure the use of appropriate materials in the interests of visual amenity and to accord with Policies UR3 and D1 of the Replacement Unitary Development Plan.

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# Area Planning Panel (Keighley)

10/00780/VOC

6 July 2010



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ITEM NO. : 2	LOCATION: <b>Kirkwall</b> <b>337 Fell Lane</b> <b>Keighley</b>
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**6 July 2010**

**Item Number: 2**  
**Ward: KEIGHLEY WEST**  
**Recommendation:**  
**TO GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS**

**Application Number:**  
10/00780/HOU

**Type of Application/Proposal and Address:**

Variation of condition application to vary Condition 3 of planning approval 05/02561/COU which granted consent for change of use from residential to residential and private hire (Minibus) business at Kirkwall, 337 Fell Lane, Keighley

The condition stated; "The hard surfaced area covering the entirety of the northern and eastern curtilage of the property shall be kept hardsurfaced and be available for the parking and turning of three minibuses (one eight seater, one twelve seater and one fourteen seater of similar dimensions to the twelve seater), at all times whilstsoever the use hereby permitted subsists.

Reason: In the interests of highway safety and visual amenity and to accord with policies GP2 and TP9 of the adopted Unitary Development Plan and policies UR3, TM2 and TM11 of the modified replacement Unitary Development Plan."

This application seeks to remove the area referred to as the 'Northern Curtilage' on the submitted site plan from condition 3 to enable possible future development on that part of the site.

**Applicant:**  
Mr Michael Kelly

**Agent:**  
Not applicable

**Site Description:**  
The site is a detached dwelling in a suburban residential area.

**Relevant Site History:**  
05/02561/COU: Change of use from residential to residential and private hire (Minibus) business. Approved

09/05828/HOU: Construction of conservatory to improve safety and comfort of disabled person. Refused

**Replacement Unitary Development Plan (RUDP):**  
**Allocation**  
The site is unallocated on the Replacement Unitary Development Plan.

**Proposals and Policies**  
UR3 Local impact of development  
TM2 Impact of traffic and its mitigation

**Parish Council:**

Keighley Town Council: No response received.

**Publicity and Number of Representations:**

Publicised by neighbour notification letters.

The overall expiry for the publicity was 15<sup>th</sup> April 2010.

One representation was received.

**Summary of Representations Received:**

Do not want buses parked on the area next to boundary – north west – because of noise during the night. Office and parking should be to the east.

**Consultations:**

Highways - no objection to the proposal.

**Summary of Main Issues:**

1. Impact on the Local Environment
2. Impact on Neighbouring Occupants
3. Impact on Highway Safety
4. Community Safety Implications

**Appraisal:****Impact on the Local Environment**

The proposal is not considered to have any material impact on the local environment and in this respect the proposal complies with Policy UR3 of the Replacement Unitary Development Plan.

**Impact on Neighbouring Occupants**

A neighbour is concerned that minibuses will be parked adjacent to their boundary. There is no change proposed in relation to the parking of vehicles adjacent to the boundary with 339 Fell Lane. The original approved plan showed that the applicants own car would be parked adjacent to the boundary but there was no condition restricting mini buses from being parked adjacent to the boundary. The current application does not alter the arrangements in relation to the land adjacent to the boundary and all the minibuses are shown as being parked on the eastern side of the site. It is not considered that the variation of condition will result in any adverse impact on the neighbouring occupants.

**Impact on Highway Safety**

It is considered that the removal of the section identified as 'Northern Curtilage' for the parking and turning of minibuses will still allow an area of sufficient size for the parking of three minibuses and for on site manoeuvring to enable them to enter and leave the site in forward gear. The proposal would, therefore, have no adverse impact on highway safety.

**Community Safety Implications:**

There are no apparent community safety implications.

**Reason for Granting Planning Permission:**

The impact of the variation of condition upon the occupants of neighbouring properties and highway safety has been assessed and it is considered that it will not have a significantly adverse effect on residential amenity or highway safety. As such this proposal is considered



to be in accordance with Policy UR3 and TM2 of the Replacement Unitary Development Plan.

**Conditions of Approval:**

1. The hard surfaced area covering the entirety of the eastern curtilage of the property shall be kept hardsurfaced and be available for the parking and turning of three minibuses (one eight seater, one twelve seater and one fourteen seater of similar dimensions to the twelve seater), at all times whilstsoever the use hereby permitted subsists.

Reason: In the interests of highway safety and visual amenity and to accord with policies UR3, TM2 and TM11 of the Replacement Unitary Development Plan.

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