

Decisions of the Area Planning Panel (Bradford) on Wednesday, 20 September 2023

These decisions are published for information in advance of the publication of the Minutes

Decisions

6. APPLICATIONS RECOMMENDED FOR APPROVAL OR REFUSAL

A. 15 Enfield Drive, Bradford Great Horton

Application for single storey rear extension with disabled facilities on the ground floor at the above address.

Resolved –

That the application be approved subject to the conditions set out in the Strategic Director, Place’s technical report.

B. Half Way House, 619 Huddersfield Road, Bradford Wyke

Application for outline permission for the demolition of an existing public house to accommodate proposed mechanics/vehicle servicing repair shop and storage unit with all matters reserved at the above site.

Resolved –

- 1. That the application be approved subject to the conditions as set out in the Strategic Director, Place’s technical report with the addition of the condition set out below.**

C13. Notwithstanding the provisions of Part 3 to Schedule 2 of the Town and Country Planning General Permitted Development Order (England) Order 2015, or any subsequent amendments or equivalent legislation, the premises hereby approved shall only be used for purposes of a mechanics/vehicle servicing repair shop and ancillary storage (“the authorised use”) and no vehicle body spray painting or other purpose, outside of the authorised use shall be carried out including any other use that may be permitted by any of the Classes of permitted development described within Part 3 of the Order.

Reason: In order that the Local Planning Authority retains control over future changes of use with specific consideration of neighbouring residential amenity and to accord with policy DS5 of the Core Strategy Development Plan Document.

2. That the subsequent application for approval of reserved matters is referred to the Area Planning Panel in liaison with the Chair of the Area Planning Panel for a decision.

C. 40 Pentland Avenue, Bradford Clayton and Fairweather Green

Householder application for Part single and first floor extension, front and rear dormers, increase of eaves height, increase of ridge height and new porch and gates at the above address.

Resolved –

That the application be approved for the reasons and subject to the condition below.

R1 Members did not believe that the increase in the height of the eaves and ridge presented an incongruous and dominant feature to the host dwelling and side extension and did not relate poorly to the appearance of the existing house, adjoining property and the wider context of the street scene. The resultant blank wall would not be unduly obtrusive and the raised height of the side extension would not dominate the existing house.

R2. The form of the raised roof in combination with dormer windows would not dominate the existing roofline and did not harm the character setting of the existing house or the wider area.

C1. The dormer windows to be finished with the same materials as the existing roof.

D. Land at Park Lane, Little Horton, Bradford Little Horton

Application for a three storey building comprising of two class E units and five apartments at Land off Park Lane, Little Horton.

Resolved –

That the application be refused for the reasons set out in the Strategic Director, Place's technical report

Action: Strategic Director, Place

7. MISCELLANEOUS ITEMS

Resolved –

That the requests for Enforcement/Prosecution Action and the decisions made by the Secretary of State as set out in Document "D" be noted.

Action: Strategic Director, Place

FROM: Asif Ibrahim
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