

Report of the Strategic Director, Place to the meeting of the Area Planning Panel (BRADFORD) to be held on 11 January 2017

J

Summary Statement - Part Two

Miscellaneous Items

	<u>No. of Items</u>
A - H Requests for Enforcement/Prosecution Action	(8)
I Decisions made by the Secretary of State - Allowed	(1)
J - S Decisions made by the Secretary of State - Dismissed	(10)

Julian Jackson
Assistant Director (Planning, Transportation and Highways)

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Portfolio:
Regeneration, Planning and Transport

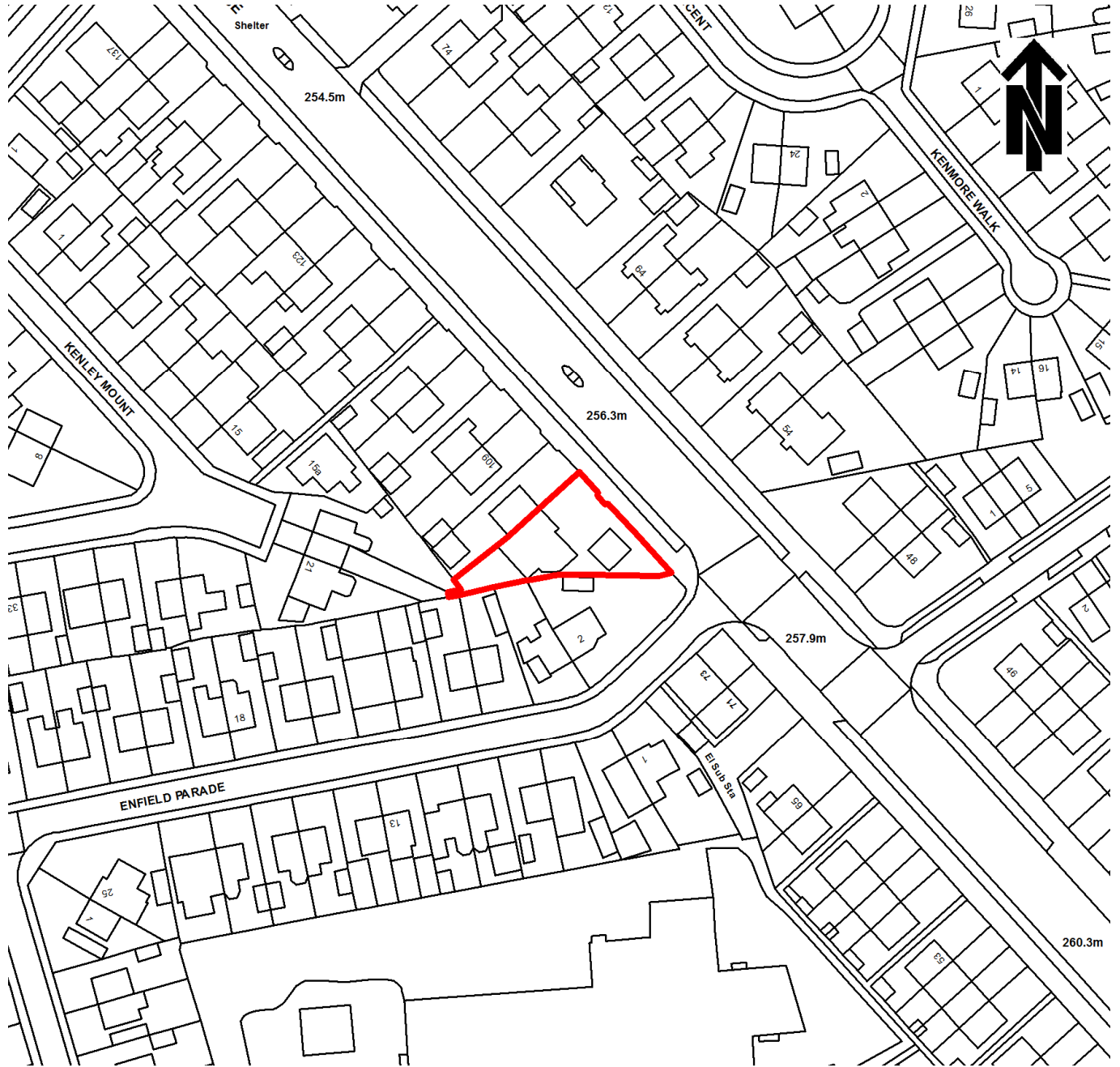
Overview & Scrutiny Committee Area:
Regeneration and Economy



14/00426/ENFUNA

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**105 Moore Avenue
Bradford
BD6 3HU**

11 January 2017

Item: A
Ward: WIBSEY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
14/00426/ENFUNA

Site Location:
105 Moore Avenue, Bradford, BD6 3HU

Breach of Planning Control:
Dormer window and detached garage.

Circumstances:
It was brought to the attention of the Local Planning Authority that the occupier of the above property had constructed extensions, a double garage and a rear dormer window at the above property. These were not built in accordance with approved plans. Two retrospective planning applications for the developments as built were refused and the owner has failed to take any further action.

The rear dormer window (scale and materials) and the detached garage (scale) are detrimental to the character of the existing property and the street scene, contrary to policies UR3 and D1 of the replacement Unitary Development Plan and the Council's Householder Supplementary Planning Document.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 14 December 2016.

15/00486/ENFAPP

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**257 Cemetery Road
Lidget Green
Bradford
BD7 2PY**

11 January 2017

Item: B
Ward: GREAT HORTON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/00486/ENFAPP

Site Location:
257 Cemetery Road, Bradford, BD7 2PY

Breach of Planning Control:
Construction of a detached dwelling.

Circumstances:
It was brought to the attention of the Local Planning Authority that the owner of the above site has constructed a new dwelling for which planning permission was required. In 2012, planning application 12/02812/FUL was approved for a detached dwelling, however the conditions were not discharged and the planning approval has since expired. The owner has failed to take any further action.

The unauthorised dwelling by reason of its scale, design and poor quality construction materials detracts from the visual amenity of the surrounding street scene and the setting of the Grade II listed cottages on Club Street, fails to provide appropriate parking and vehicle turning areas and uses a large quantity of impermeable surfacing leading to a high level of surface water run-off.

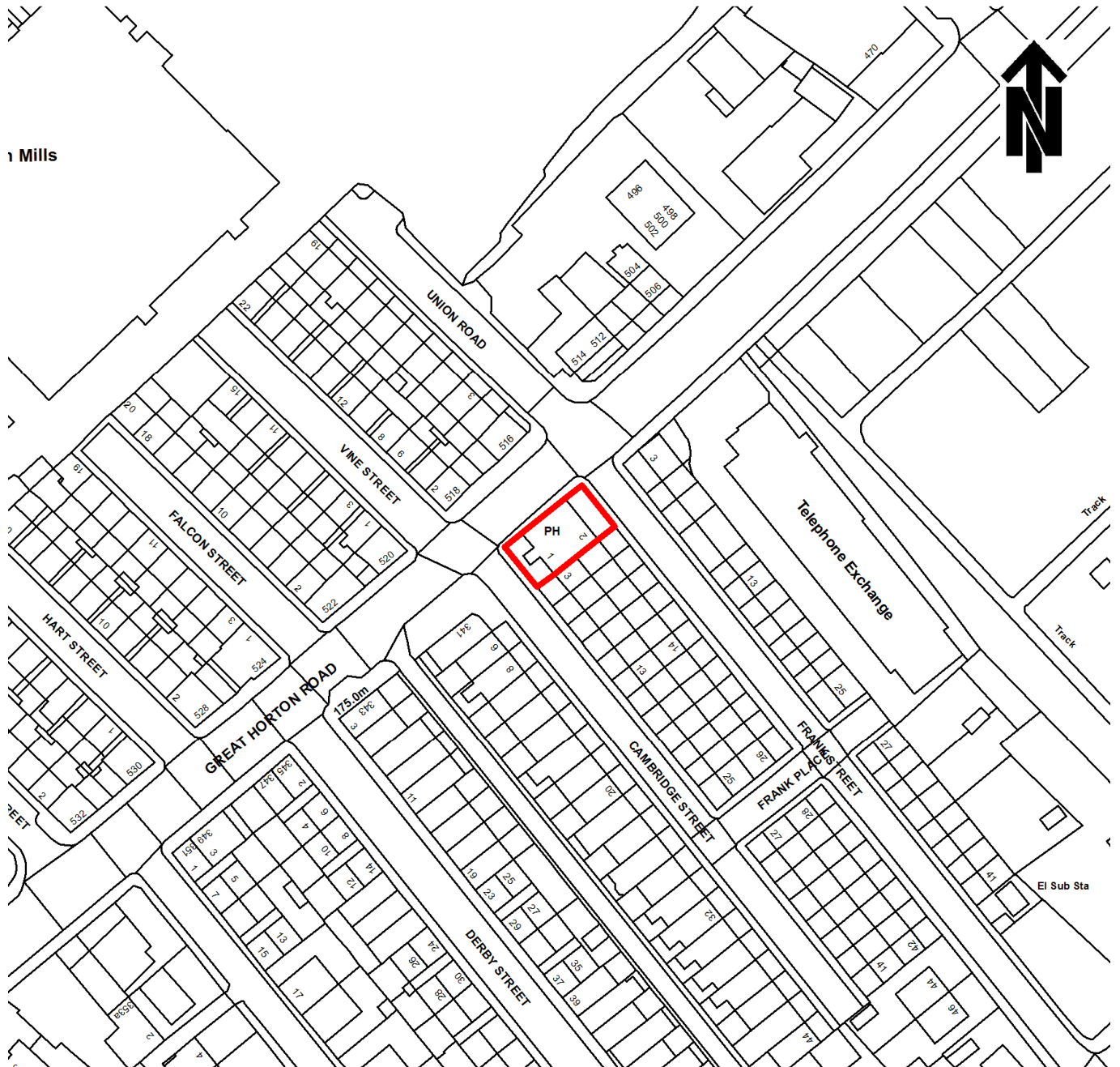
The development is contrary to the Councils Householder Supplement Planning Document, Policies UR3, D1, BH4A, TM12, TM19A and NR16 of the Replacement Unitary Development Plan and national policy set out in the National Planning Policy Framework.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 13 December 2016.

15/00053/ENFUNA

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337 Great Horton Road & 2 Frank Street
Bradford
BD7 3BU

11 January 2017

Item: C
Ward: CITY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/00053/ENFUNA

Site Location:
337 Great Horton Road, Bradford, BD7 3BU

Breach of Planning Control:
Unauthorised externally mounted roller shutters.

Circumstances:
In January 2015 the Local Planning Authority received an enquiry regarding the installation of roller shutters at the shop property.

An inspection showed that a number of externally mounted roller shutters had been installed, for which the Local Planning Authority had no record of planning permission having been granted.

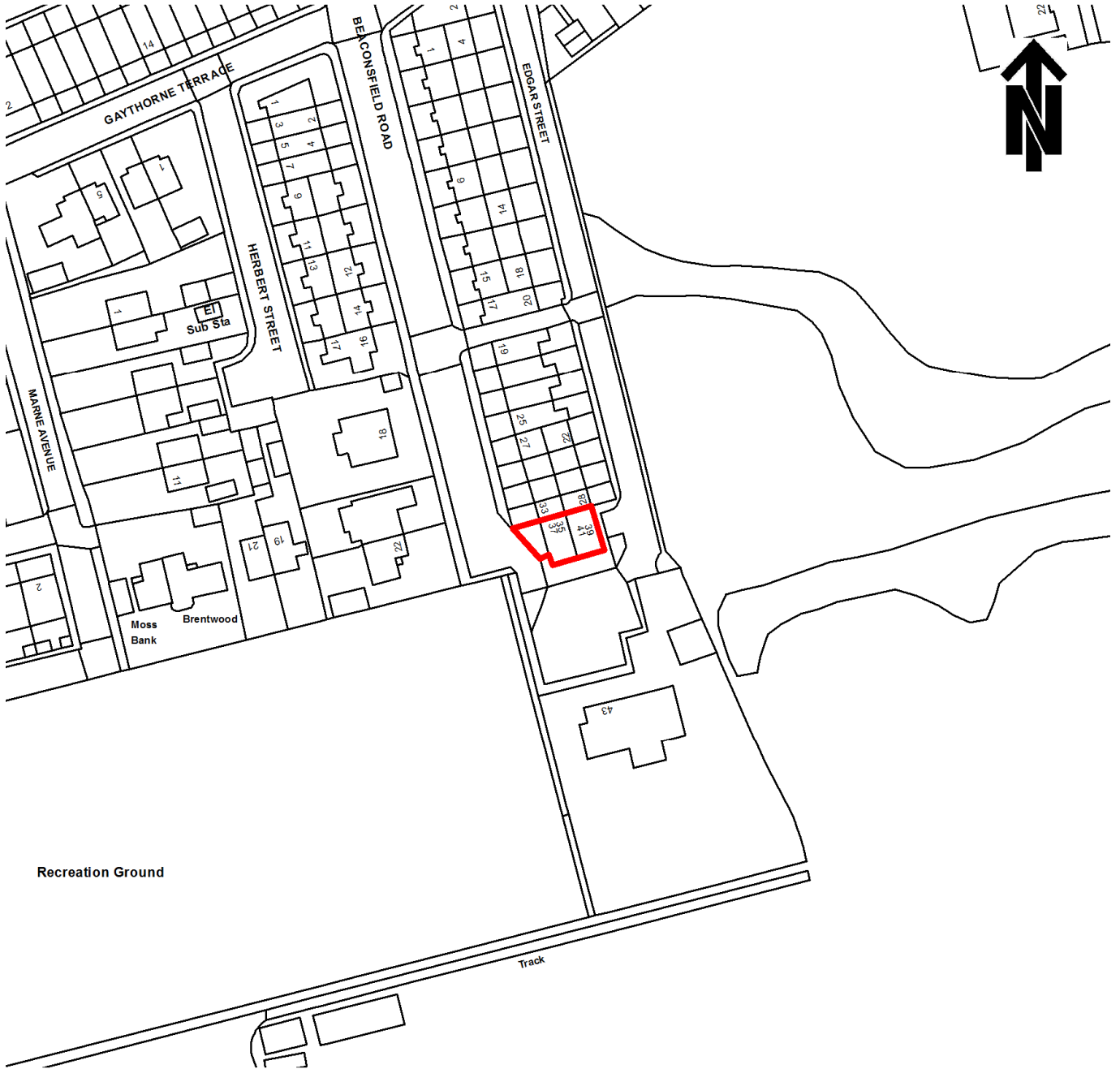
Retrospective planning application 15/00822/FUL for the roller shutters was refused by the Council in June 2015. No appeal was made against the Council's decision. Planning permission 15/03677/FUL was then granted in October 2015 for roller shutters of an alternative design, however no alteration has been made.

The unauthorised roller shutters remain in place and on 29 November 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action the unauthorised externally mounted roller shutters are detrimental to visual amenity by virtue of their design and appearance, contrary to Policies D1, UR3 and UDP3 of the Council's adopted Replacement Unitary Development Plan, the Council's adopted Shopfront Design Guide and the Council's adopted A Shopkeepers Guide to Securing their Premises Supplementary Planning Document.

15/00971/ENFUNA

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35-41 Beaconsfield Road
Bradford
West Yorkshire
BD14 6LQ

11 January 2017

Item: D
Ward: CLAYTON AND FAIRWEATHER GREEN
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/00971/ENFUNA

Site Location:
35-41 Beaconsfield Road, Bradford, BD14 6LQ

Breach of Planning Control:
Development not built in accordance with approved plans.

Circumstances:
It was brought to the attention of the Local Planning Authority that the owner of the above site has not built the above development in accordance with an approved planning application. A retrospective planning application for the development as built was refused and the owner has failed to take any further action.

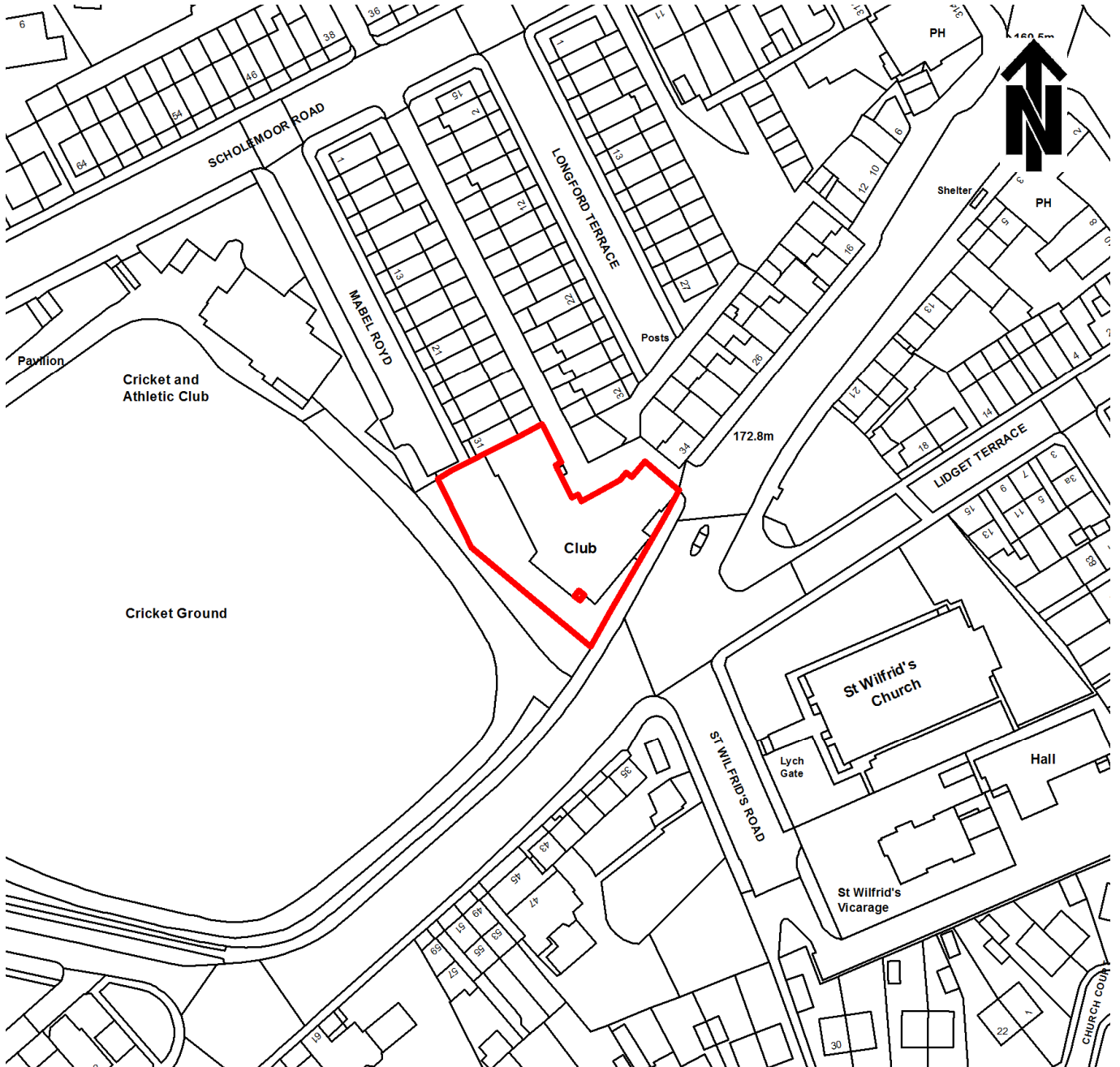
The unauthorised development by reasons of design, scale and unsympathetic materials results in the formation of a dominant and incongruous form to the detriment of the character of the parent building and street scene contrary to policies UR3 and D1 of the Replacement Unitary Development Plan, the Council's Householder Supplementary Planning Document and the NPPF.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 20 December 2016.

16/01041/ENFLBC

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**36 Clayton Road
Bradford
BD7 2LT**

11 January 2017

Item: E
Ward: GREAT HORTON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
16/01041/ENFLBC

Site Location:
36 Clayton Road, Bradford, BD7 2LT.

Breach of Planning Control:

Construction of timber framed and plastic clad structure, decking and product display area located to the front of the property.

Circumstances:

It was brought to the attention of the Local Planning Authority that works had been carried out at the above property to construct an area of decking to the front. The above property is a Grade II Listed Building.

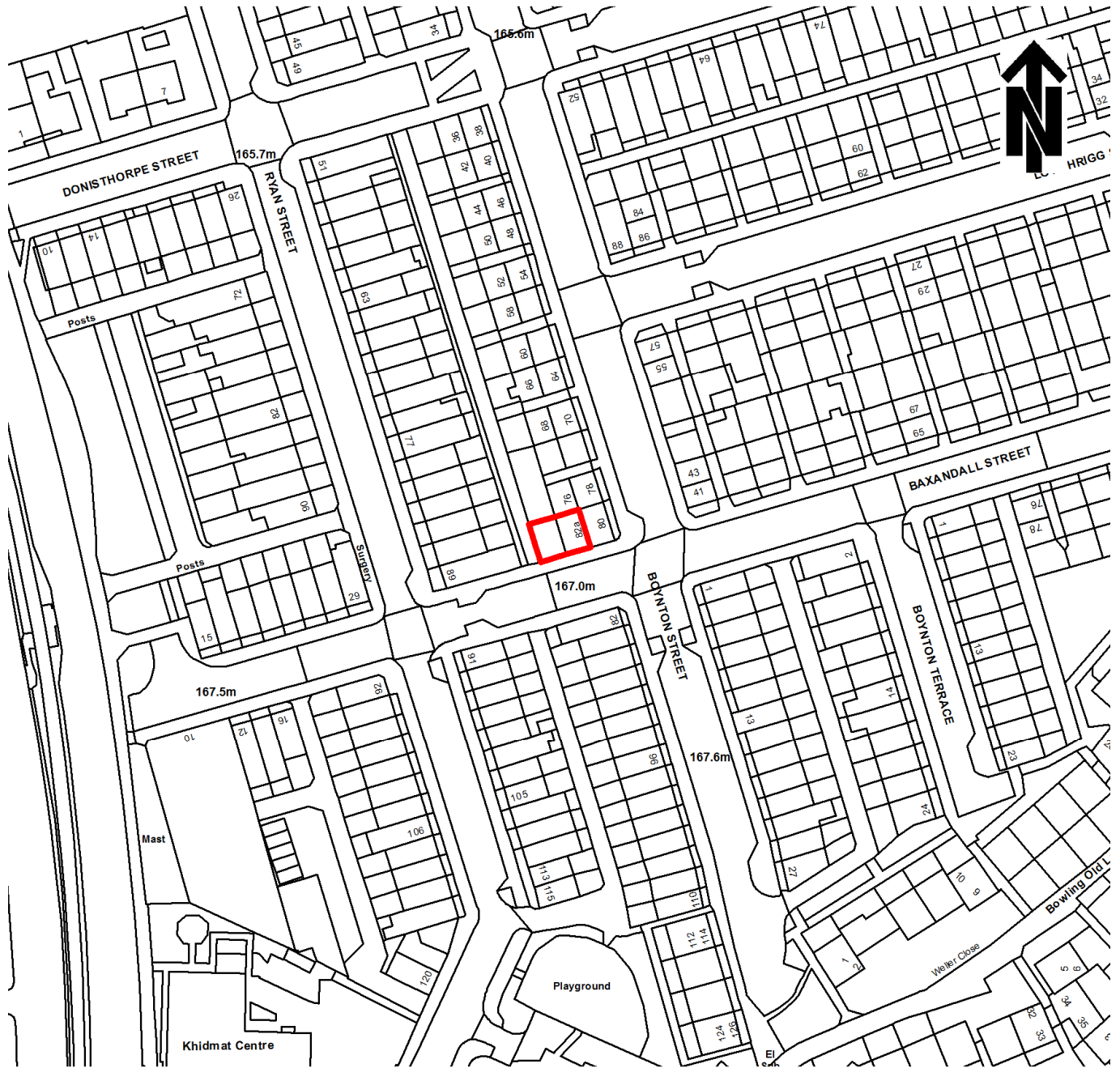
The construction of the decking was challenged as unauthorised however the owner of the land failed to take action to rectify the breach. A further site inspection was carried out which confirmed that in addition to the decking that had been previously constructed and challenged, there was now a timber framed and plastic clad structure on top with a product display area. The works carried out remain unauthorised.

The Area Planning Manager authorised the issuing of an Enforcement Notice under delegated powers, on 8 December 2016.

15/00579/ENFUNA

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**82A Boynton Street
Bradford
BD5 7BT**

11 January 2017

Item: F
Ward: LITTLE HORTON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/00579/ENFUNA

Site Location:
82a Boynton Street, Bradford, BD5 7BT

Breach of Planning Control:
Unauthorised single storey extension.

Circumstances:
In June 2015 the Local Planning Authority received an enquiry regarding a structure at the property.

An inspection was made and it was noted that a single story extension had been constructed, for which the Local Planning Authority had no record of planning permission having been granted.

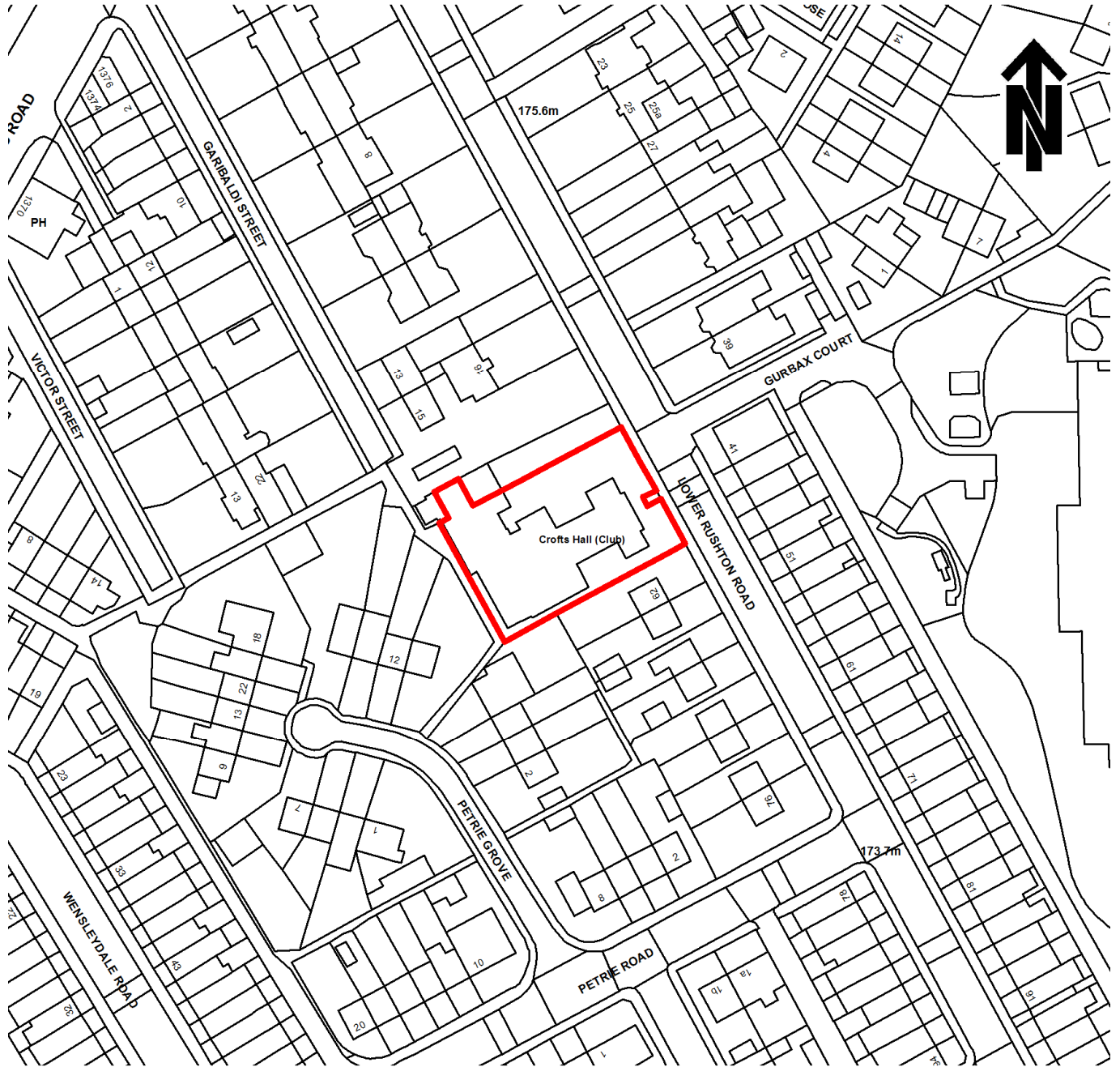
The owner/occupier of the property has been requested to rectify the breach of planning control, however no action has been taken.

The unauthorised single storey extension remains in place and on 30 November 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised single storey extension is detrimental to visual amenity by virtue of its design and appearance, contrary to Policies D1, UR3 and UDP3 of the Council's adopted Replacement Unitary Development Plan and the Council's adopted Householder Supplementary Planning Document.

15/00563/ENFAPP

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Crofts Hall
Lower Rushton Road
Bradford
BD3 8PX

11 January 2017

Item: G
Ward: BRADFORD MOOR
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/00563/ENFAPP

Site Location:
Crofts Hall, Lower Rushton Road, Bradford, BD3 8PX

Breach of Planning Control:
Construction of structures on Crofts Hall and within the curtilage of the site.

Circumstances:
It was brought to the attention of the Local Planning Authority that the owner of the above site has constructed structures on the building and within the curtilage of the site.

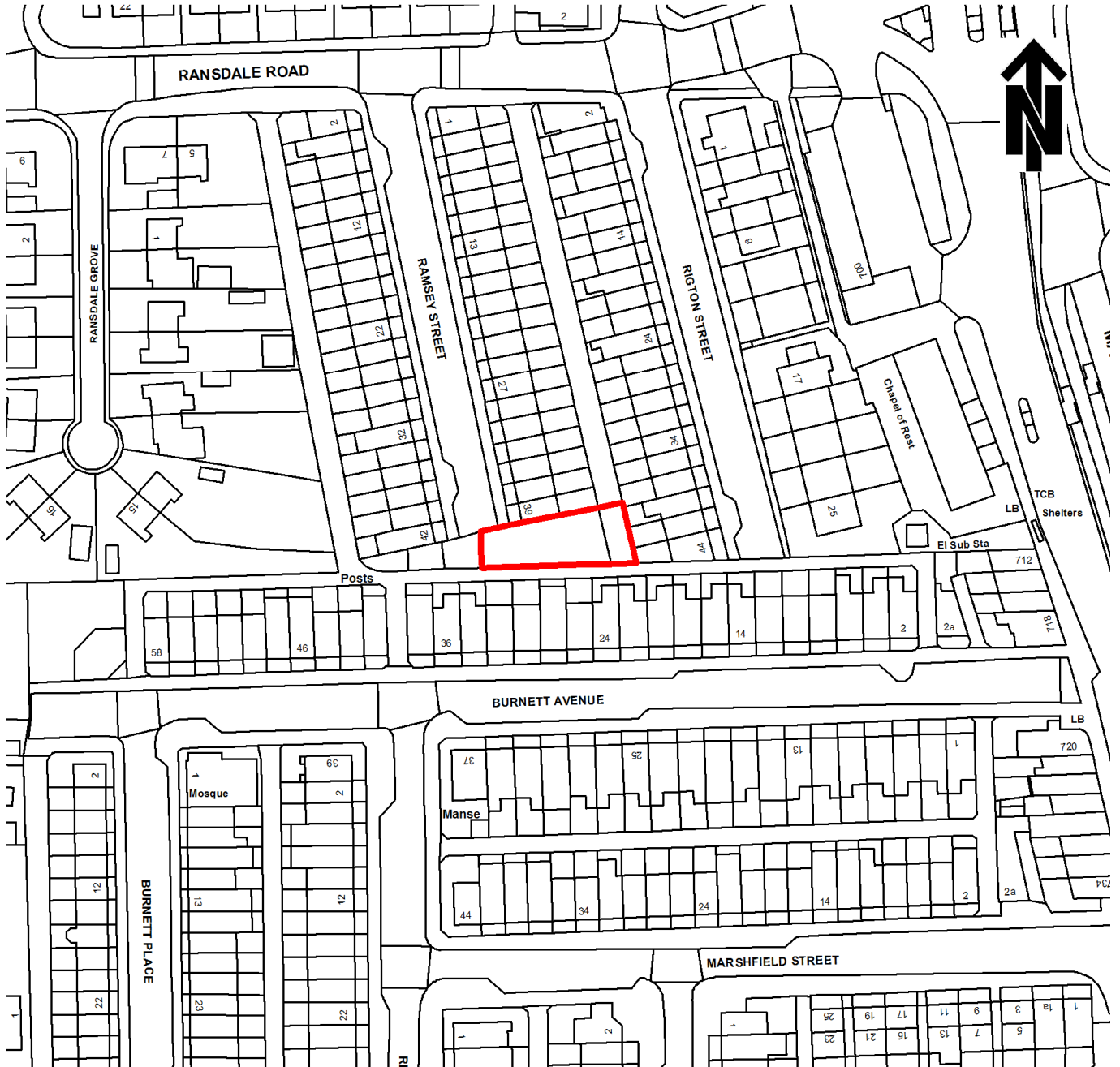
The unauthorised structures by virtue of their design and construction materials detract from the character of the building and the street scene. The development is contrary to Policies UR3 and D1 of the Replacement Unitary Development Plan and national policy set out in the National Planning Policy Framework

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 13 December 2016.

15/00728/ENFCOU

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Land South Of 39 Ramsey Street
Bradford

:

11 January 2017

Item: H
Ward: LITTLE HORTON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/00728/ENFCOU

Site Location:
Land at Ramsey Street, Bradford

Breach of Planning Control:
Unauthorised use of land for motor vehicle storage.

Circumstances:
It was brought to the attention of the Local Planning Authority that open land at the end of a residential street (cul de sac) was in use for motor vehicle storage.

A letter was sent to the owner of the property requesting action to rectify the breach of planning control however to date no application has been received for the change of use.

The unauthorised use harms visual amenity, causes noise and disturbance and affects pedestrian and highway safety on a residential street contrary to Policies UDP3, UR3, and TM19A of the Councils Replacement Unitary Development Plan.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, 25 November 2016.

DECISIONS MADE BY THE SECRETARY OF STATE

Appeal Allowed

<u>ITEM</u>	<u>WARD</u>	<u>LOCATION</u>
I	Thornton And Allerton (ward 23)	Land West Of 457 Prince Of Wales Inn Allerton Road Bradford Construction of retail unit with two bed apartment above - Case No: 15/04935/FUL Appeal Ref: 16/00111/APPFL2

Appeal Dismissed

<u>ITEM</u>	<u>WARD</u>	<u>LOCATION</u>
J	Bradford Moor (ward 06)	12 Melbourne Grove Bradford BD3 8JT Appeal against Enforcement Notice - Case No: 14/01118/ENFUNA Appeal Ref: 16/00082/APPENF
K	City (ward 07)	346 Great Horton Road Bradford BD7 1QJ Two storey side extension, dormer window, new shop frontage, cladding and internal alterations - Case No: 15/05843/FUL Appeal Ref: 16/00100/APPFL2
L	Toller (ward 24)	4 Whitby Road Bradford BD8 9JW Variation of condition 2 of planning permission 95/00435/COU to remove the restriction on opening hours - Case No: 15/06274/VOC Appeal Ref: 16/00101/APPVO2
M	Little Horton (ward 18)	50 Holme Street Bradford BD5 0JY Appeal against Enforcement Notice - Case No: 14/00465/ENFCOU Appeal Ref: 16/00079/APPENF

<u>ITEM</u>	<u>WARD</u>	<u>LOCATION</u>
N	Royds (ward 21)	70 Abb Scott Lane Bradford BD6 2NF Construction of detached dwelling - Case No: 16/00716/FUL Appeal Ref: 16/00096/APPFL2
O	City (ward 07)	8 Hilton Grove Bradford BD7 2DL Construction of first floor side and rear extension and single storey extension to rear side extension - Case No: 16/03423/HOU Appeal Ref: 16/00124/APPHOU
P	City (ward 07)	Land Adjacent To 90 Sunbridge Road Bradford BD1 2AQ Appeal against Enforcement Notice - Case No: 12/00478/ENFUNA Appeal Ref: 16/00074/APPENF
Q	Queensbury (ward 20)	Land At Stocks Lane Bradford Residential development of 21 dwellings with associated access, parking and landscaping - Case No: 15/07109/MAF Appeal Ref: 16/00109/APPFL2
R	City (ward 07)	The Gatehaus Leeds Road Bradford Display of banner sign - Case No: 16/04398/ADV Appeal Ref: 16/00121/APPAD1
S	Manningham (ward 19)	Whetley Mills 370-372 Thornton Road Bradford BD8 8LQ Retrospective application for banners and flag sign - Case No: 16/02293/LBC Appeal Ref: 16/00092/APPLB2

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