

Report of the Strategic Director of Place to the meeting of the Area Planning Panel (KEIGHLEY AND SHIPLEY) to be held on 14 June 2017

B

Summary Statement - Part Two

Miscellaneous Items

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

Julian Jackson
Assistant Director (Planning, Transportation and Highways)

Report Contact: Mohammed Yousuf
Phone: 01274 434605

Email: mohammed.yousuf@bradford.gov.uk

Portfolio:
Regeneration, Planning & Transport

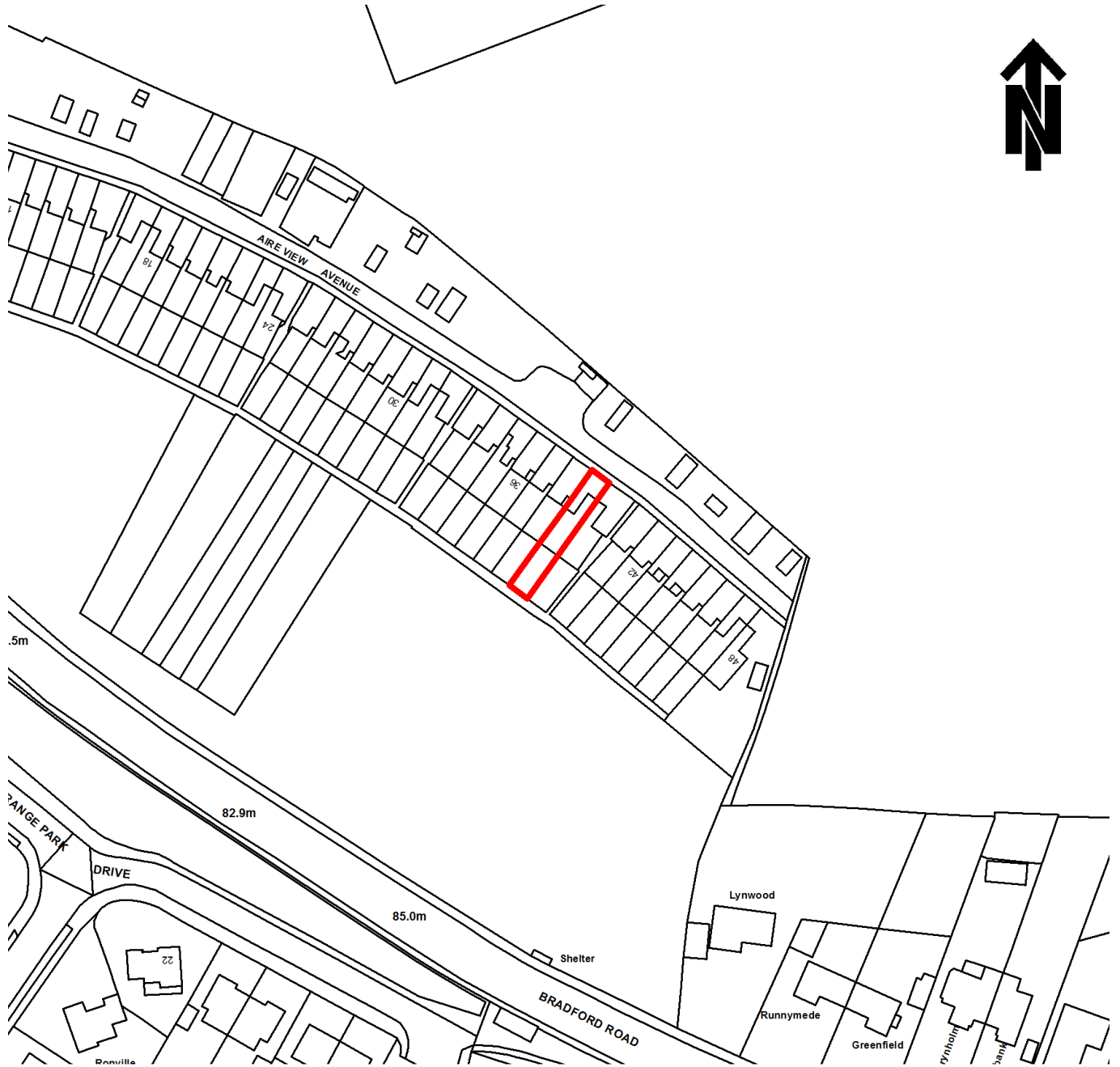
Overview & Scrutiny Committee Area:
Regeneration and Economy



15/00951/ENFUNA

City of Bradford MDC

www.bradford.gov.uk



1:1,250

© Crown copyright and database rights 2016 Ordnance Survey 0100019304

**39 Aire View Avenue
Cottingley
Bingley BD16 1NS**

14 June 2017

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

Enforcement Reference:
15/00951/ENFUNA

Site Location:
39 Aire View Avenue, Cottingley, Bingley, BD16 1NS

Breach of Planning Control:
Construction of an extension to the rear of the property.

Circumstances:
It was brought to the attention of the Local Planning Authority(LPA) that the owners of the above premises had constructed a rear extension for which planning permission was required but had not been granted.

The owners of the premises have taken no remedial action in respect of this matter, despite request from the LPA.

The single storey rear extension due to its height, excessive depth, poor design and materials is considered to be overbearing and cause harm to the outlook from the habitable room windows of the adjoining residential property and overbearing of their outdoor amenity space. This results in a detrimental impact on the residential amenity of the present and future occupiers of the adjoining residential property and has a detrimental impact on the street scene.

It is therefore considered to be contrary to policies D1, UR3, UDP3 of the Replacement Unitary Development Plan, Guidance within the Householder SPD and national policy contained within the National Planning Policy Framework.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 10th May 2017.

DECISIONS MADE BY THE SECRETARY OF STATE

Appeals Allowed

There are no Appeal Allowed Decisions to report this month

Appeal Dismissed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
B	Shipley (ward 22)	77 Albert Road Saltaire Shipley BD18 4NS Refurbishment of property including structural repairs, refurbishment of rainwater goods and openings, demolition of outbuilding and services installations - Case No: 16/08258/LBC Appeal Ref: 17/00040/APPLC2

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