

Report of the Strategic Director of Place to the meeting of the Area Planning Panel (BRADFORD) to be held on 9 May 2018

P

Summary Statement - Part Two

Miscellaneous Items

	<u>No. of Items</u>
Petition to Note	(1)
Requests for Enforcement/Prosecution Action	(22)
Decisions made by the Secretary of State - Allowed	(4)
Decisions made by the Secretary of State - Dismissed	(9)
Decisions made by the Secretary of State - Part Allowed	(1)

Julian Jackson
Assistant Director (Planning, Transportation and
Highways)

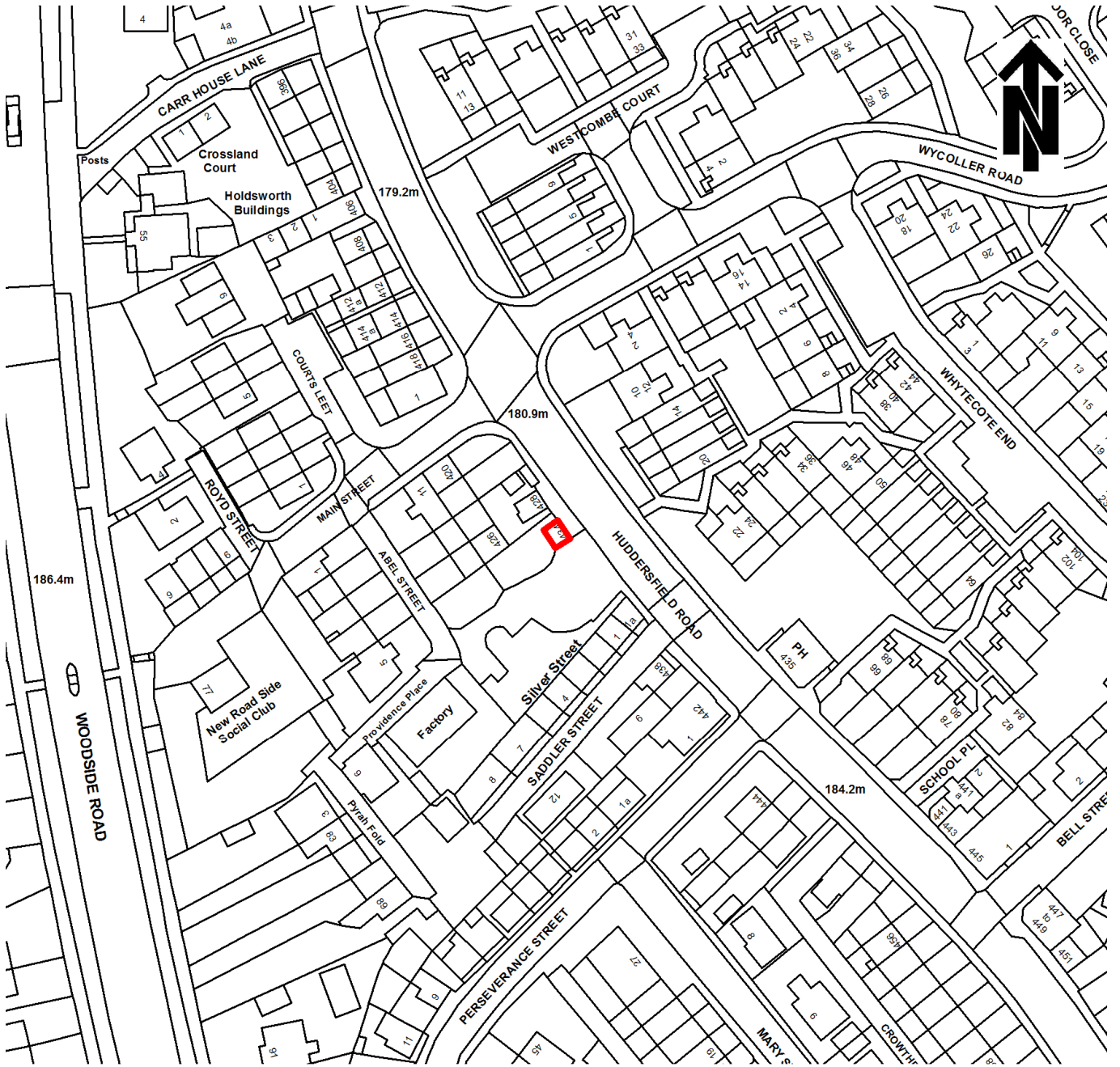
Report Contact: Mohammed Yousuf
Phone: 01274 434605

Email: mohammed.yousuf@bradford.gov.uk

Portfolio:
Regeneration, Planning &
Transport

**Overview & Scrutiny Committee
Area:**
Regeneration and Economy

18/00279/ENFCOU



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**434 Huddersfield Road
Bradford
BD12 8BG**

9 May 2018

Item: A
Ward: CLAYTON AND FAIRWEATHER GREEN
Recommendation:
PETITION TO BE NOTED

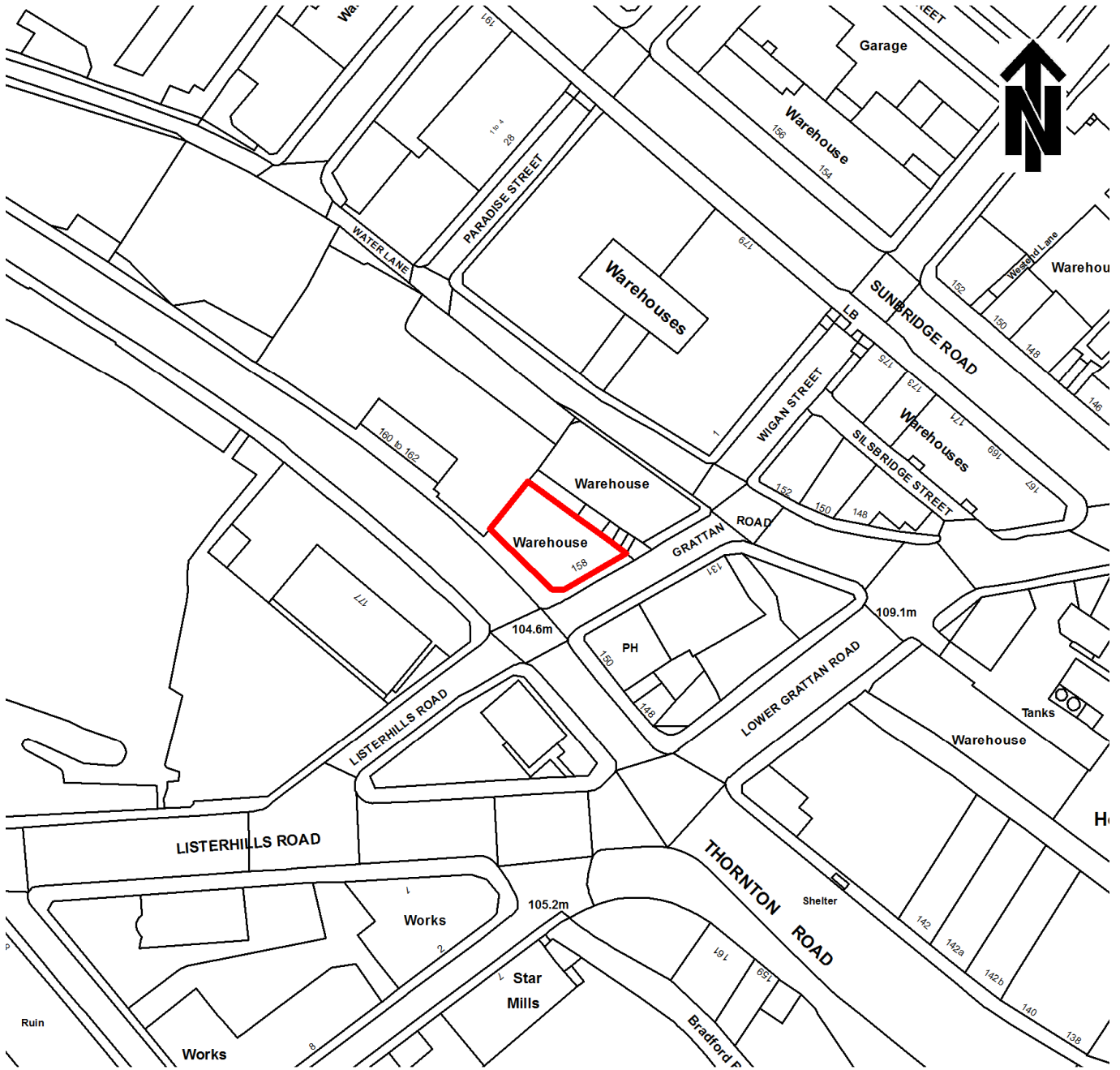
Enforcement Reference:
18/00279/ENFCOU

Site Location:
434 Huddersfield Road, Bradford, BD12 8BG

Breach of Planning Control:
Taxi Booking Office.

Circumstances:
A petition has been received alleging that the above property is being used as a taxi booking office without planning permission.

16/00507/ENFUNA



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**156 Grattan Road
Bradford
BD1 2HT**

9 May 2018

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

Enforcement Reference:
16/00507/ENFUNA

Site Location:
156 Grattan Road, Bradford, BD1 2HT

Breach of Planning Control:
Unauthorised external alteration.

Circumstances:
In June 2016 the Council received an enquiry regarding alterations to the external appearance of the property, which stands within the Goitside Conservation Area.

An inspection showed that a frame structure had been installed around the ground floor entrance door in the north-east facing elevation of the property, for which the Council had no record of planning permission having been granted.

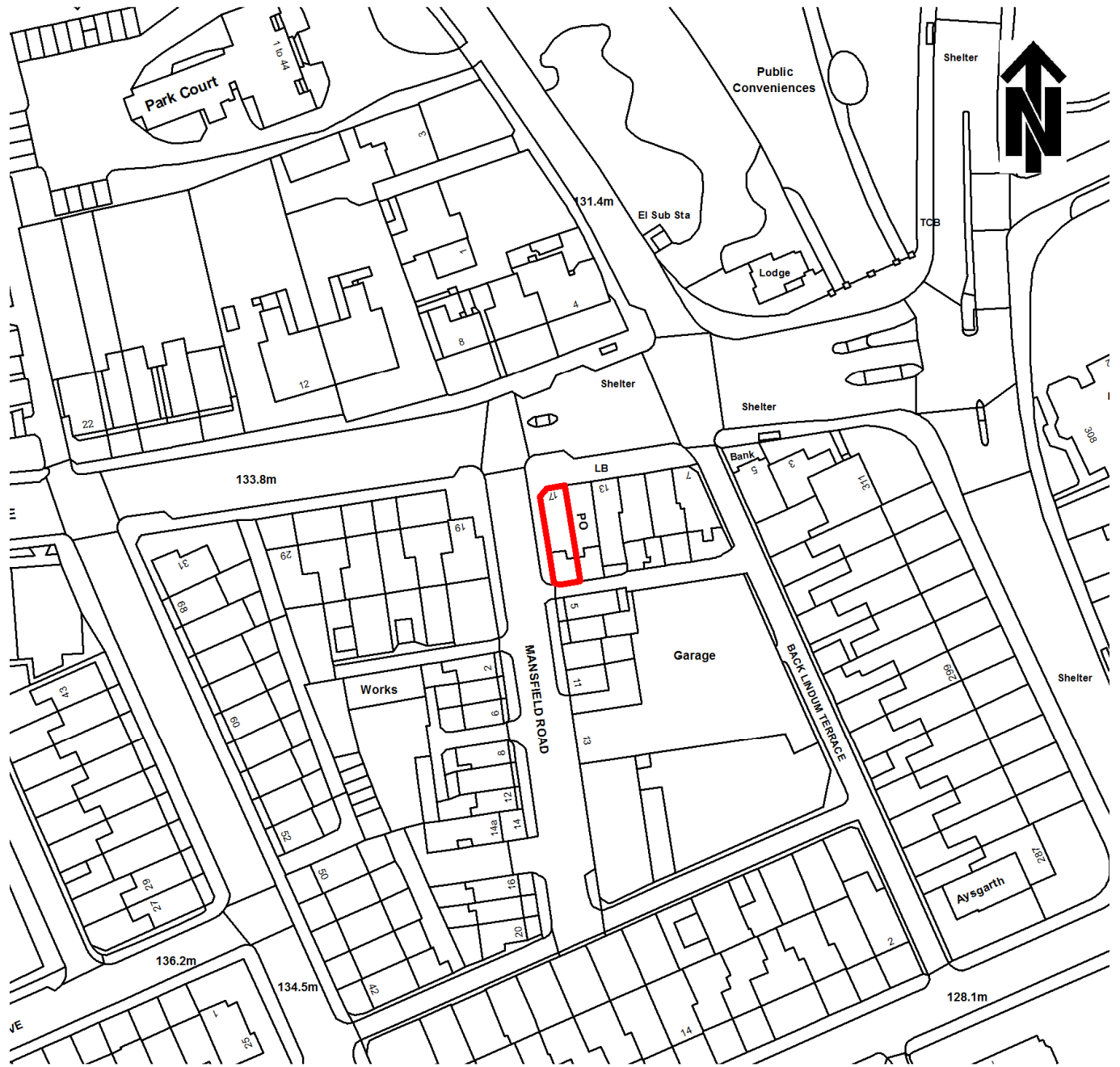
The owners and occupier of the property have been requested to take action to rectify the breach of planning control, however no action has been taken.

On 19 February 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action the unauthorised frame structure is detrimental to visual amenity by virtue of its design and appearance, contrary to Policies DS1, DS3, EN3 and SC9 of the Council's adopted Replacement Unitary Development Plan and the policies contained in the National Planning Policy Framework.

16/00800/ENFUNA



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17 Oak Lane
Bradford
BD9 4PU

9 May 2018

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

Enforcement Reference:
16/00800/ENFUNA

Site Location:
17 Oak Lane, Bradford, BD9 4PU

Breach of Planning Control:
Unauthorised extractor flues, shopfronts and external roller shutters.

Circumstances:
In September 2016 the Council received an enquiry regarding alterations to the appearance of the property, which stands within the St Paul's Conservation Area.

An inspection was made and it was noted that two extractor flues, replacement shopfronts and three external roller shutters had been installed at the property, for which the Council had no record of planning permission having been granted.

A retrospective planning application for the alterations, reference 16/08998/FUL, was refused by the Council in January 2017. An appeal against the Council's decision was dismissed by The Planning Inspectorate in April 2017.

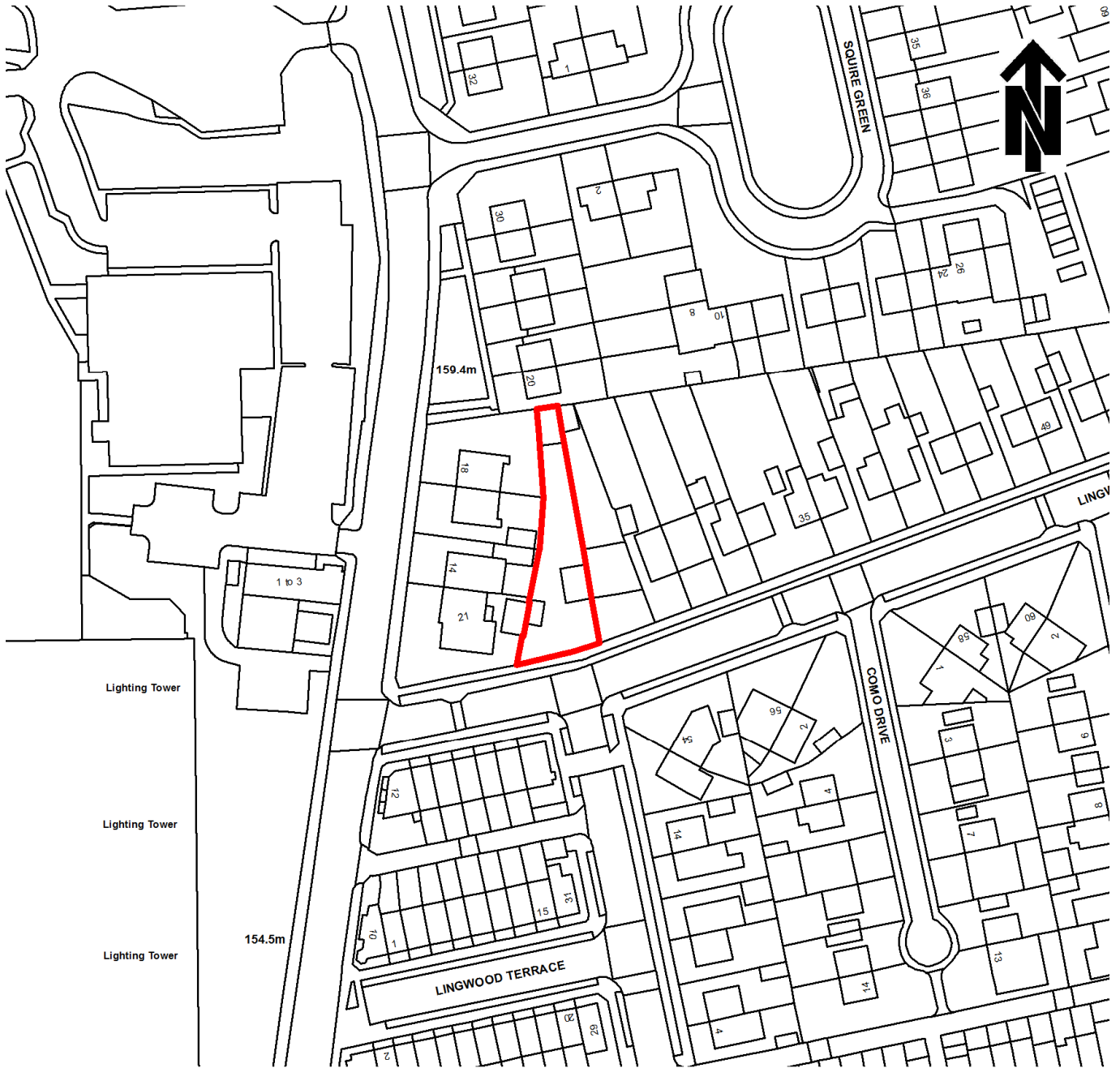
Following the appeal decision the owner/occupier of the property was requested to rectify the breach of planning control, however no action has been taken.

On 6 February 2018 the Planning Manager (Enforcement & Trees) authorised the issue of two Enforcement Notices. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised extractor flues, shopfronts and external roller shutters are detrimental to visual amenity by virtue of their position, design and appearance, contrary to Policies DS1, DS3, SC9 and EN3 of the Council's adopted Core Strategy Development Plan Document, the Council's adopted Shopfront Design Guide, the Council's adopted A Shopkeepers Guide to Securing their Premises Supplementary Planning Document and the policies contained in the National Planning Policy Framework.

17/00326/ENFUNA



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23 Lingwood Avenue
Bradford
BD8 9PR

9 May 2018

Item: D
Ward: TOLLER
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
17/00326/ENFUNA

Site Location:
23 Lingwood Avenue, Bradford, BD8 9PR

Breach of Planning Control:
Unauthorised rear extension and rear dormer window.

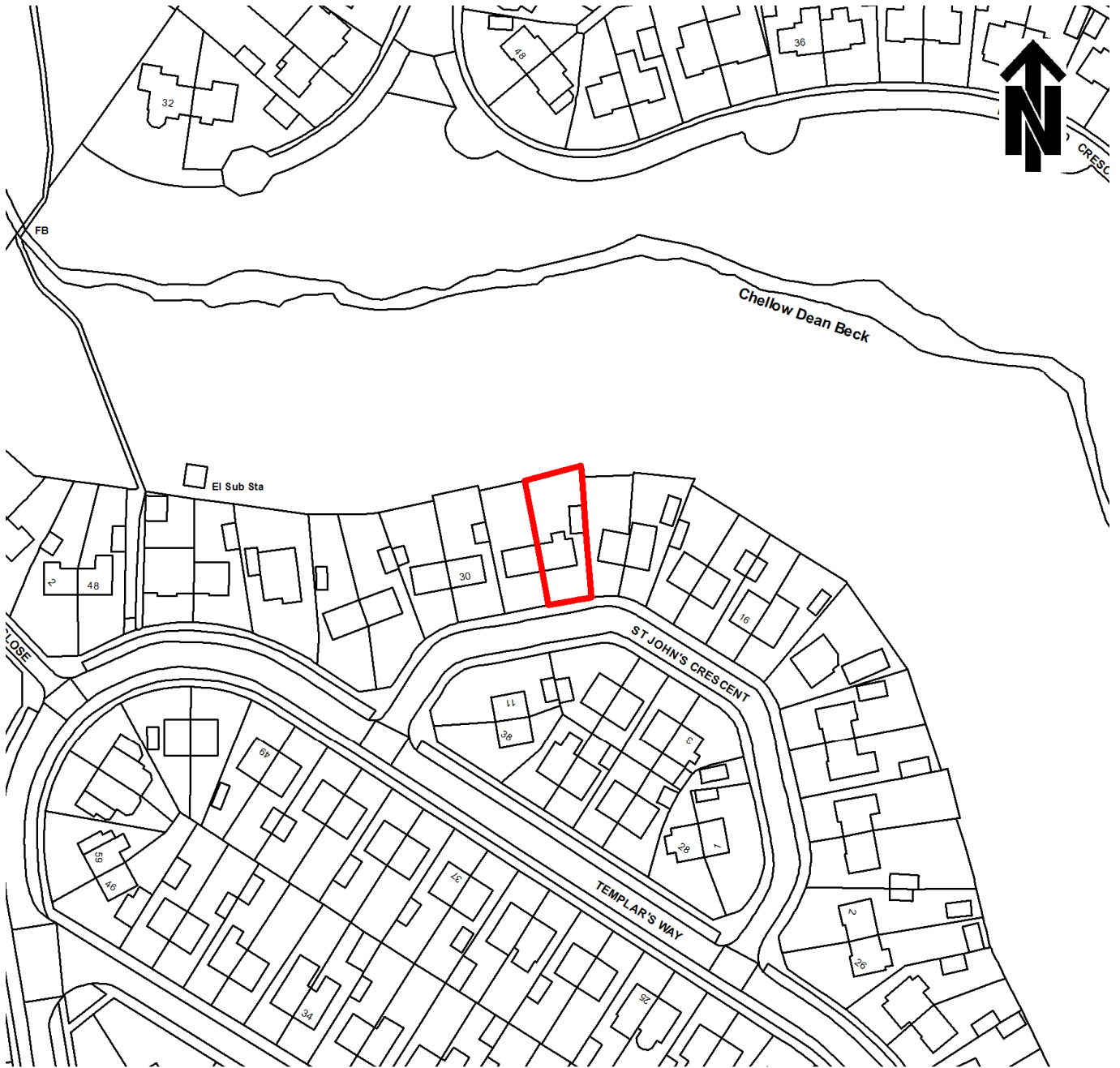
Circumstances:
In April 2017 the Local Planning Authority received an enquiry regarding development works at the property.

An inspection showed that a part two-storey and part single storey rear extension and rear dormer window have been constructed, which do not accord with the terms of the planning permission.

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

On 22 February 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised rear extension and rear dormer window are detrimental to visual amenity by virtue of their design and appearance, contrary to Policies DS1, DS3 and SC9 of the Council's adopted Core Strategy Development Plan document, the Council's adopted Householder Supplementary Planning Document and the policies contained in the National Planning Policy Framework.

16/00295/ENFUNA



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**26 St Johns Crescent
Bradford
BD8 0LP**

9 May 2018

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

Enforcement Reference:
16/00295/ENFUNA

Site Location:
26 St Johns Crescent, Bradford, BD8 0LP

Breach of Planning Control:
Siting of a portable building and raised platform.

Circumstances:
Following a complaint received in this office in April 2014, a site visit carried out by the enforcement officer confirmed that a static caravan had been placed on the land to the rear of a residential property and a raised platform consisting of concrete post fencing and decking has been constructed to access the caravan.

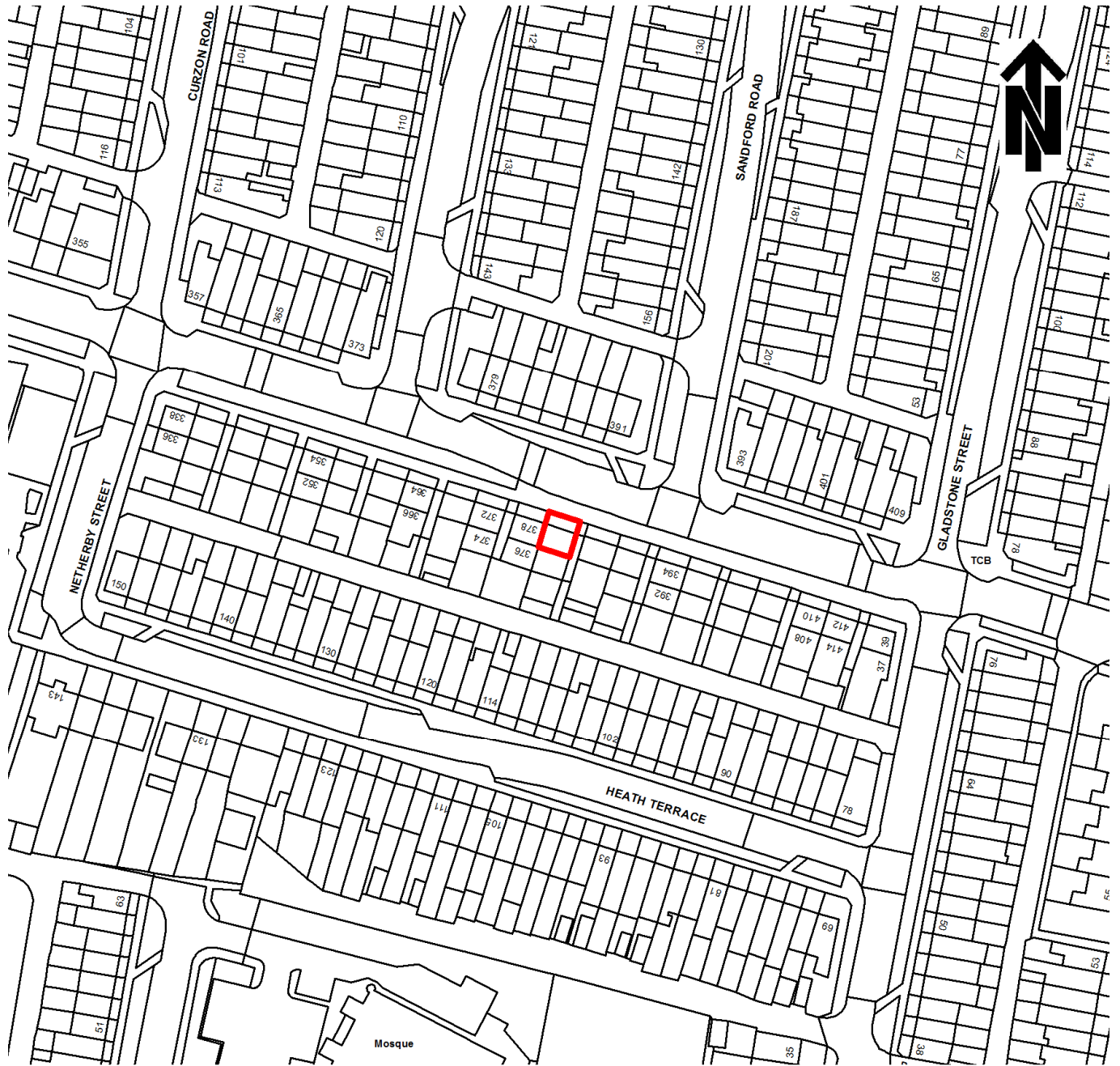
The unauthorised development is detrimental to residential amenity. The owners of the property have not taken satisfactory action to remedy the breach of planning control.

The Planning Manager (Enforcement and Trees) authorised enforcement action on 6 March 2018, requiring the dismantling and removal of the caravan and raised platform consisting of concrete posts, fencing and decking from the land.

17/00277/ENFUNA



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**380 Harewood Street
Bradford
BD3 9EG**

9 May 2018

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

Enforcement Reference:
17/00277/ENFUNA

Site Location:
380 Harewood Street, Bradford, BD3 9EG

Breach of Planning Control:
Unauthorised single storey extension.

Circumstances:
In March 2017 it was noted that a single storey extension had been constructed to the front of the property, for which the Council had no record of planning permission having been granted.

Retrospective planning application 17/02833/HOU for the front extension was refused by the Council in August 2017. No appeal has been made against the Council's decision.

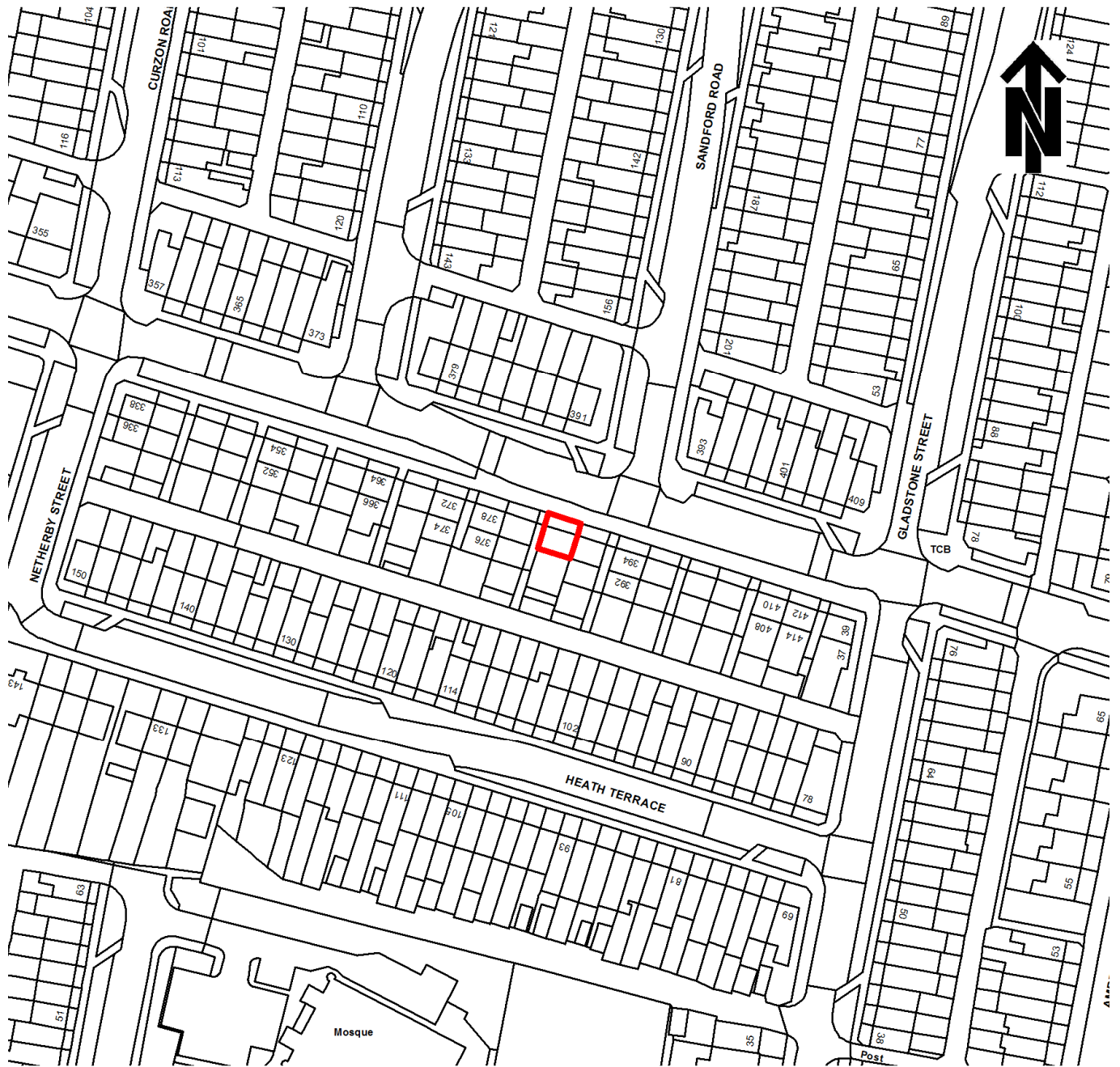
The owner/occupier of the property has been requested to rectify the breach of planning control, however no action has been taken.

On 8 March 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised front extension is detrimental to visual amenity by virtue of its position, size and appearance, contrary to Policies DS1 and DS3 of the Council's adopted Core Strategy Development Plan document, the Council's adopted Householder Supplementary Planning Document and the policies contained in the National Planning Policy Framework.

17/00279/ENFUNA



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**386 Harewood Street
Bradford
BD3 9EG**

9 May 2018

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

Enforcement Reference:
17/00279/ENFUNA

Site Location:
386 Harewood Street, Bradford, BD3 9EG

Breach of Planning Control:
Unauthorised single storey extension.

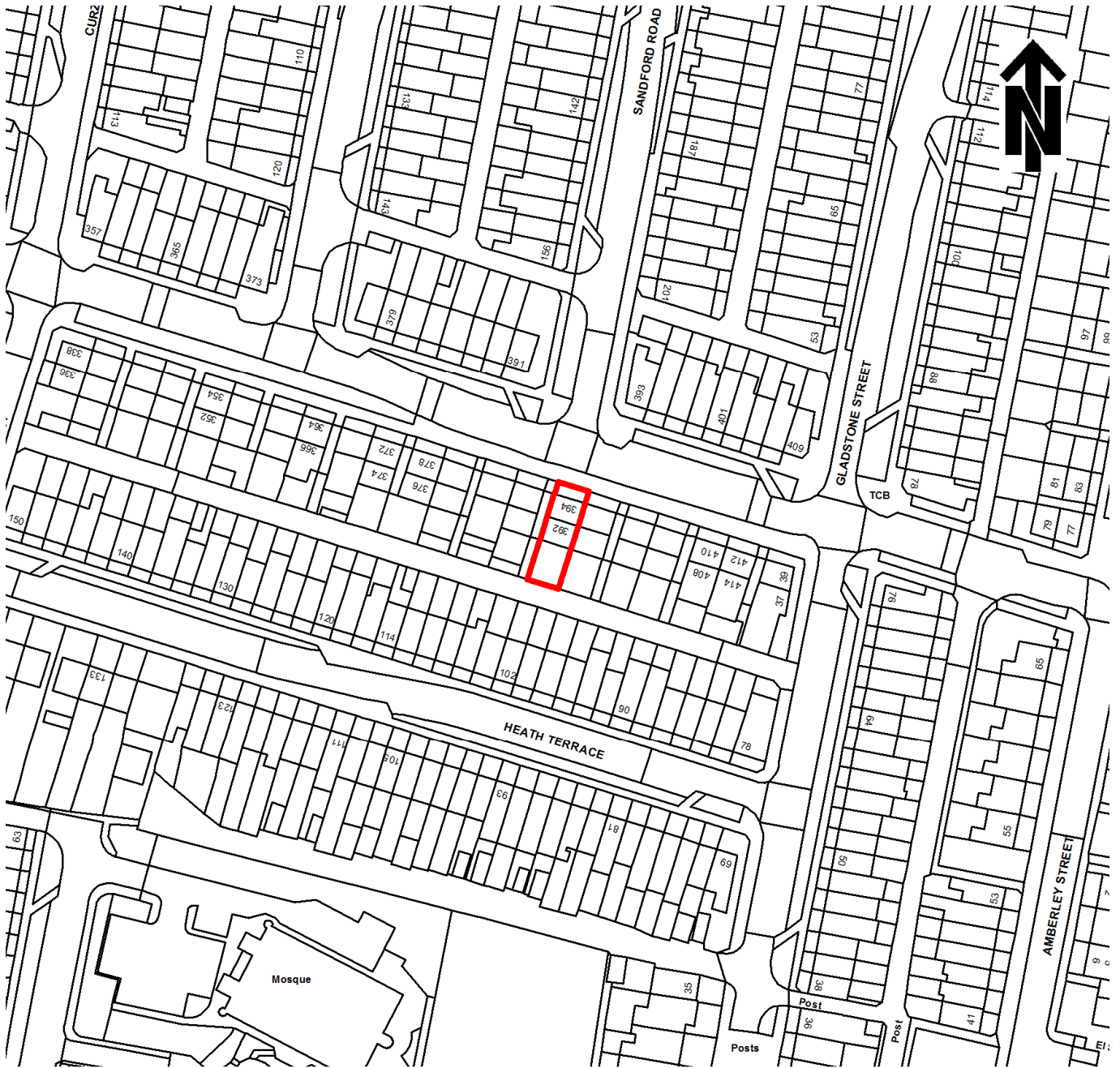
Circumstances:
In March 2017 it was noted that a single storey extension had been constructed to the front of the property, for which the Council had no record of planning permission having been granted.

Retrospective planning applications 17/02795/HOU and 17/04755/HOU for the front extension were refused by the Council in June 2017 and September 2017 respectively. No appeals have been made against the Council's decisions.

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

On 8 March 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised front extension is detrimental to visual amenity by virtue of its position, size and appearance, contrary to Policies DS1 and DS3 of the Council's adopted Core Strategy Development Plan document, the Council's adopted Householder Supplementary Planning Document and the policies contained in the National Planning Policy Framework.

17/00147/ENFUNA



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**394 Harewood Street
Bradford
BD3 9EG**

9 May 2018

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

Enforcement Reference:
17/00147/ENFUNA

Site Location:
394 Harewood Street, Bradford, BD3 9EG

Breach of Planning Control:
Unauthorised single storey extension.

Circumstances:
In February 2017 the Local Planning Authority received an enquiry regarding development works at the property.

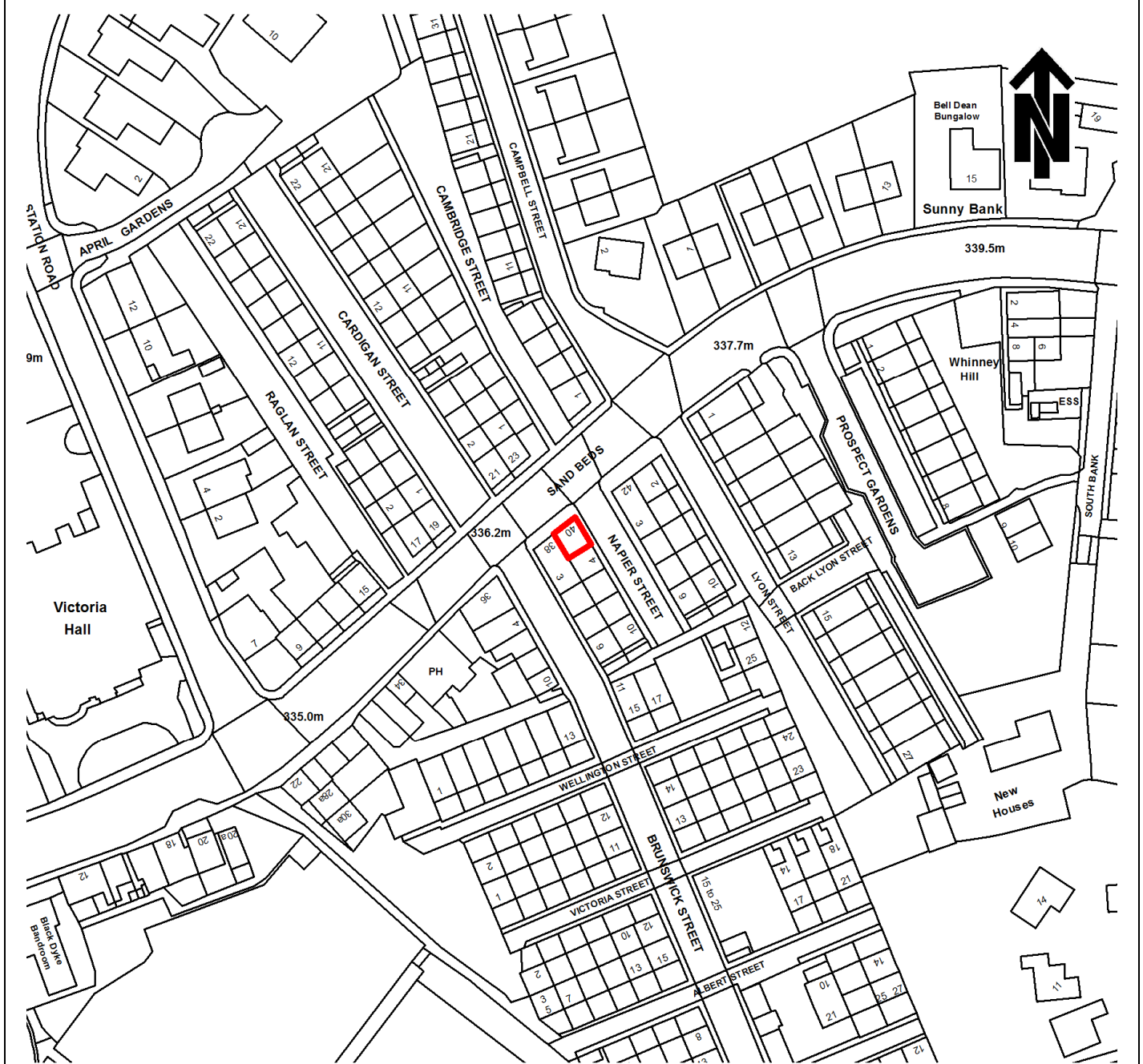
An inspection showed that a single storey extension had been constructed to the front of the property, for which the Council had no record of planning permission having been granted.

Retrospective planning applications 17/02797/HOU and 17/04754/HOU for the front extension were refused by the Council in June 2017 and September 2017 respectively. No appeals have been made against the Council's decisions.

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

On 8 March 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised front extension is detrimental to visual amenity by virtue of its position, size and appearance, contrary to Policies DS1 and DS3 of the Council's adopted Core Strategy Development Plan document, the Council's adopted Householder Supplementary Planning Document and the policies contained in the National Planning Policy Framework.

18/00080/ENFUNA



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**40 Sandbeds
Queensbury
Bradford BD13 1AH**

9 May 2018

Item: I
Ward: QUEENSBURY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
18/00080/ENFUNA

Site Location:
The Vape Shop, 40 Sandbeds, Queensbury, Bradford, BD13 1AH

Breach of Planning Control:
Unauthorised black externally mounted roller shutter, shutter box and guide rails over the entrance door to the front elevation of the property within the Queensbury Conservation Area.

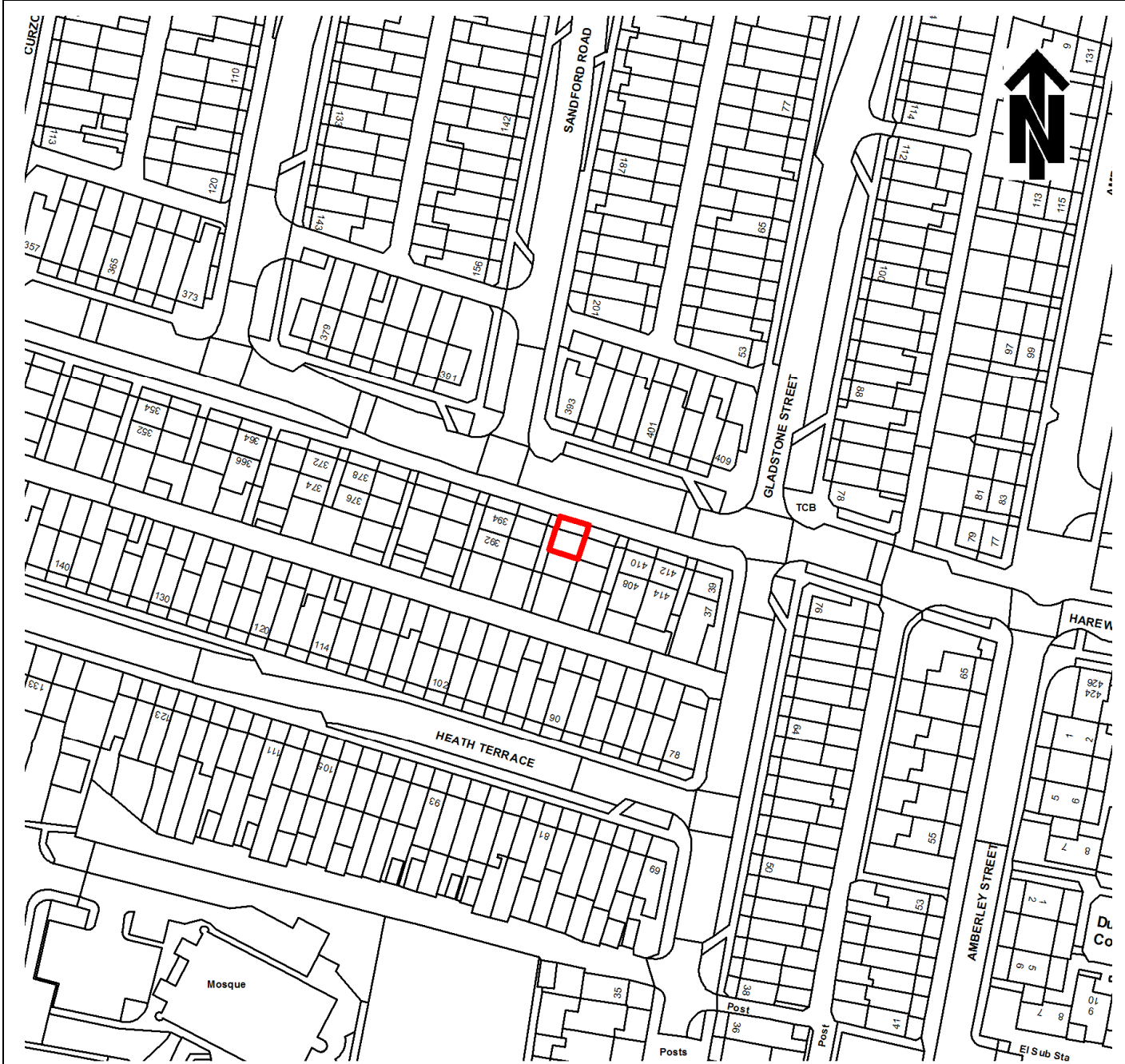
Circumstances:
In December 2017 the Local Planning Authority received an enquiry regarding the installation of a roller shutter on the front elevation of the above property.

A site visit carried out revealed the roller shutter device in situ over the front entrance door.

The property owner has not responded to the Councils correspondence relating to this unauthorised development.

On 17 April 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice as it is considered expedient to instigate Enforcement (Legal) Action.

17/00278/ENFUNA



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**402 Harewood Street
Bradford
BD3 9EG**

9 May 2018

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

Enforcement Reference:
17/00278/ENFUNA

Site Location:
402 Harewood Street, Bradford, BD3 9EG

Breach of Planning Control:
Unauthorised single storey extension.

Circumstances:
In March 2017 it was noted that a single storey extension had been constructed to the front of the property, for which the Council had no record of planning permission having been granted.

Retrospective planning applications 17/02794/HOU and 17/04756/HOU for the front extension were refused by the Council in June 2017 and September 2017 respectively. No appeals have been made against the Council's decisions.

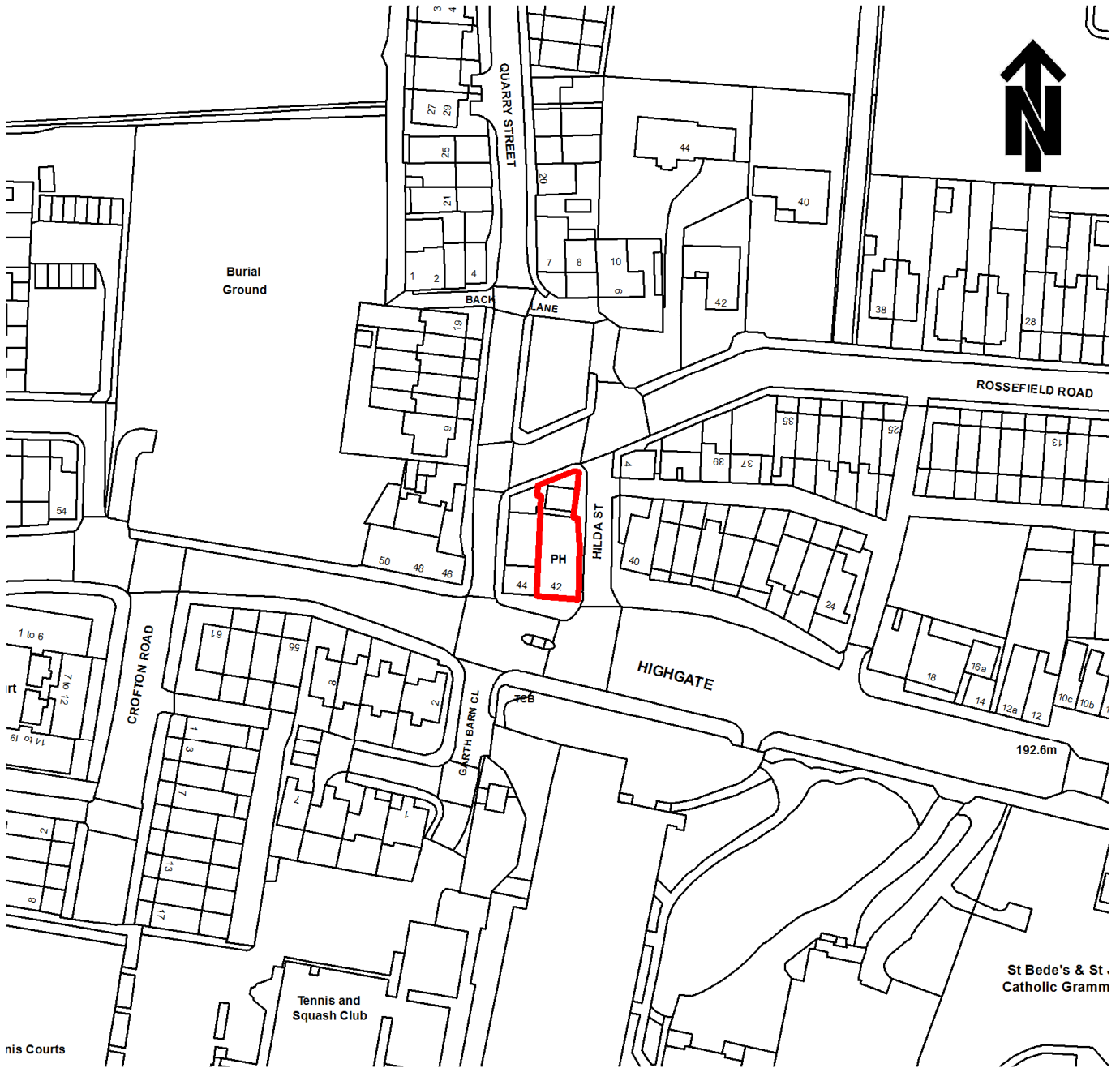
The owner/occupier of the property has been requested to rectify the breach of planning control, however no action has been taken.

On 8 March 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised front extension is detrimental to visual amenity by virtue of its position, size and appearance, contrary to Policies DS1 and DS3 of the Council's adopted Core Strategy Development Plan document, the Council's adopted Householder Supplementary Planning Document and the policies contained in the National Planning Policy Framework.

17/00310/ENFUNA



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**42 Highgate
Bradford
BD9 4BB**

9 May 2018

Item: K
Ward: HEATON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
17/00310/ENFUNA

Site Location:
42 Highgate Heaton Bradford BD9 4BB

Breach of Planning Control:
Unauthorised single storey structure.

Circumstances:
In April 2017 the Council received enquiries regarding development work on land at the former public house property.

An inspection showed that a flat roofed single storey structure comprising concrete block walling with a plastic sheet roof had been constructed on the land, for which the Council had no record of planning permission having been granted.

Retrospective planning applications for the structure, references 17/04601/FUL and 17/06968/FUL, were refused by the Council in October 2017 and March 2018 respectively.

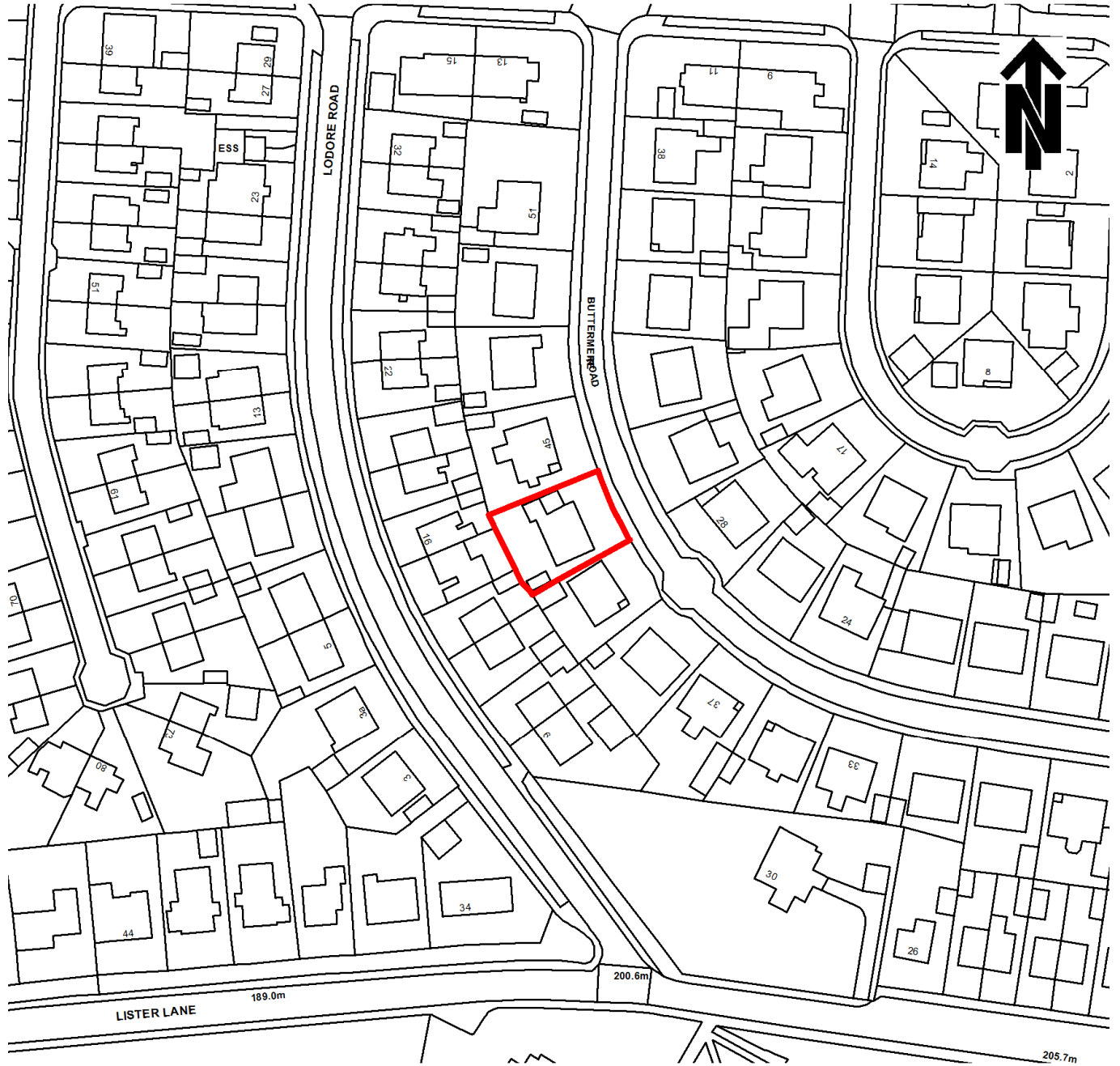
The owners of the property have been requested to rectify the breach of planning control, however no action has been taken.

On 17 April 2018 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 structure is detrimental to visual amenity by virtue of its design and appearance, contrary to Policies DS1, DS3 and SC9 of the Council's adopted Core Strategy Development Plan document and the policies contained in the National Planning Policy Framework.

17/00514/ENFAPP



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43 Buttermere Road
Bradford
BD2 4JA

9 May 2018

Item: L
Ward: BOLTON AND UNDERCLIFFE
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
17/00514/ENFAPP

Site Location:
43 Buttermere Road, Bradford, BD2 4JA

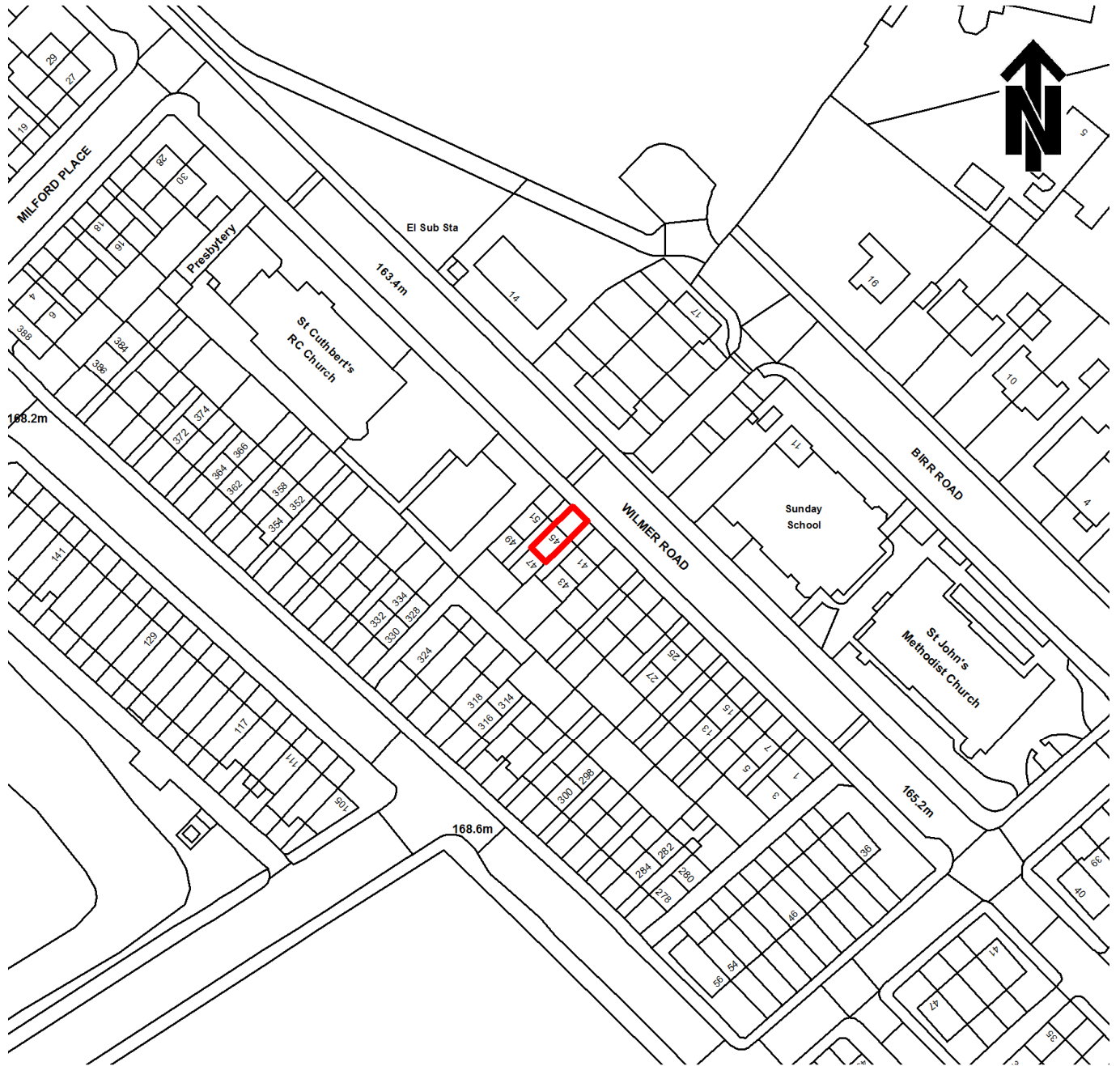
Breach of Planning Control:
Unauthorised rear dormer window.

Circumstances:
In October 2017, following enquiries regarding development works at the property, it was noted that a rear dormer had been constructed which was clad with brown uPVC material.

The Council had no record of planning permission having been granted for the rear dormer window as built and the owner/occupier of the property was requested to rectify the breach of planning control.

No action has been taken and on 14 March 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised rear dormer window is detrimental to visual amenity by virtue of its design and appearance, contrary to Policies DS1 and DS3 of the Council's adopted Core Strategy Development Plan Document, the Council's adopted Householder Supplementary Planning Document and the policies contained in the National Planning Policy Framework.

17/00571/ENFUNA



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**45 Wilmer Road
Bradford
BD9 4RX**

9 May 2018

Item: M
Ward: MANNINGHAM
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
17/00571/ENFUNA

Site Location:
45 Wilmer Road Bradford BD9 4RX

Breach of Planning Control:
Unauthorised outbuilding.

Circumstances:
In June 2017 the Local Planning Authority received an enquiry regarding an outbuilding at the property, which stands with the North Park Road Conservation Area.

An inspection was made and it was noted that an outbuilding had been constructed in the garden area of the property, for which the Local Planning Authority had no record of planning permission having been granted.

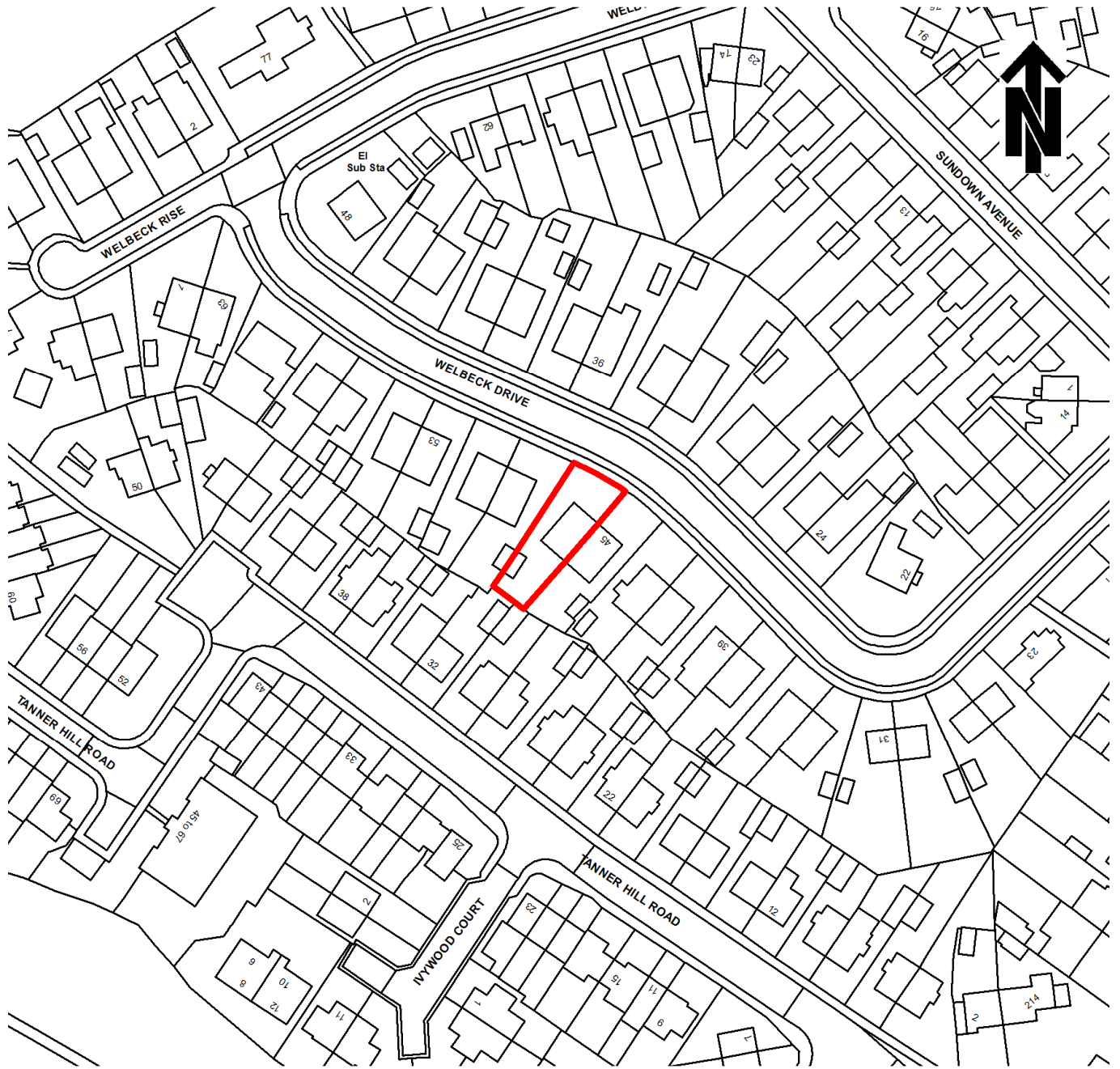
The owner/occupier of the property has been requested to rectify the breach of planning control, however no action has been taken.

On 13 February 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised outbuilding is detrimental to visual amenity by virtue of its design and appearance, contrary to Policies DS1, DS3, EN3 and SC9 of the Council's adopted Core Strategy Development Plan document and the policies contained in the National Planning Policy Framework.

17/00099/ENFCOU



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47 Welbeck Drive
Bradford
BD7 4BT

9 May 2018

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

Enforcement Reference:
17/00099/ENFCOU

Site Location:
47 Welbeck Drive, Bradford, BD7 4BT

Breach of Planning Control:
Untidy Land

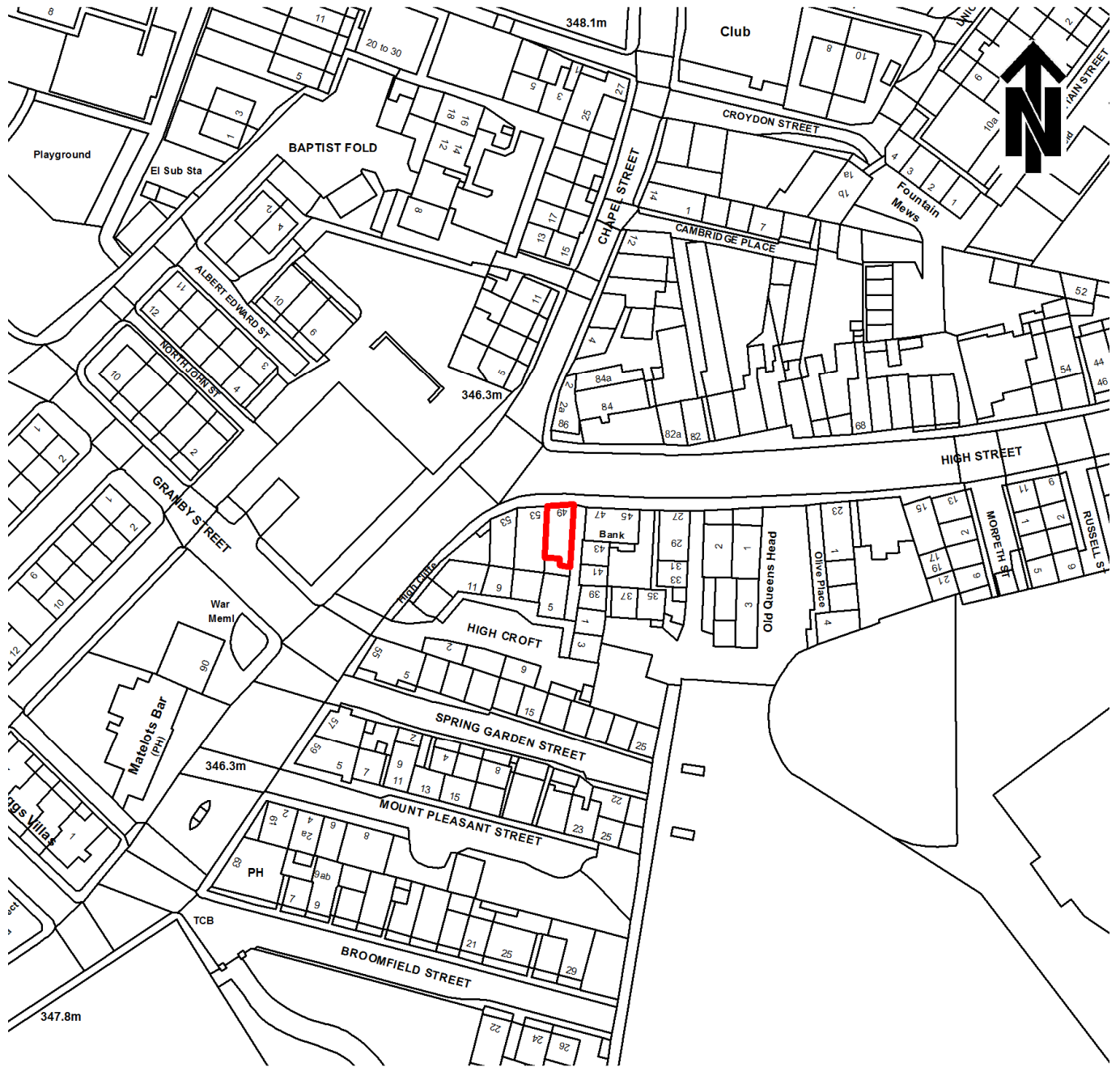
Circumstances:
In January 2017 the Local Planning Authority received an enquiry regarding the alleged change of use of the above residential property to a mixed use as residential and for car repairs.

Subsequent site visits to the premises by the Enforcement Officer revealed a substantial amount of household items (old fridge, washers, kitchen units, cookers, doors, window frames), vehicles, tyres, wheel trims, tool boxes, and many other associated items stored externally to the front side and rear of the property. No car repairs activity has been witnessed during any of the visits and the LPA are not of the opinion that a change of use has occurred.

The tenant and the landlord have both been requested to remove the items stored from the site, however no action has been taken to remedy the situation.

On 17 April 2018 the Planning Manager (Enforcement & Trees) authorised the issue of a Section 215 Notice. It is considered expedient to instigate Enforcement (Legal) Action as the untidy condition of the land has an adverse impact on the visual amenity of the residential area.

18/00077/ENFUNA



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**49 High Street
Queensbury
Bradford BD13 2PE**

9 May 2018

Item: O
Ward: QUEENSBURY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
18/00077/ENFUNA

Site Location:
The Tan Lounge, 49 High Street, Queensbury, Bradford, BD13 2PE

Breach of Planning Control:
Unauthorised Roller Shutters on front elevation of property within Queensbury Conservation Area.

Circumstances:
In December 2017 the Local Planning Authority received an enquiry regarding the installation of roller shutters on the front elevation of the above property. A site visit carried out by the Enforcement Officer confirmed the installation of roller shutters at the premises without planning permission.

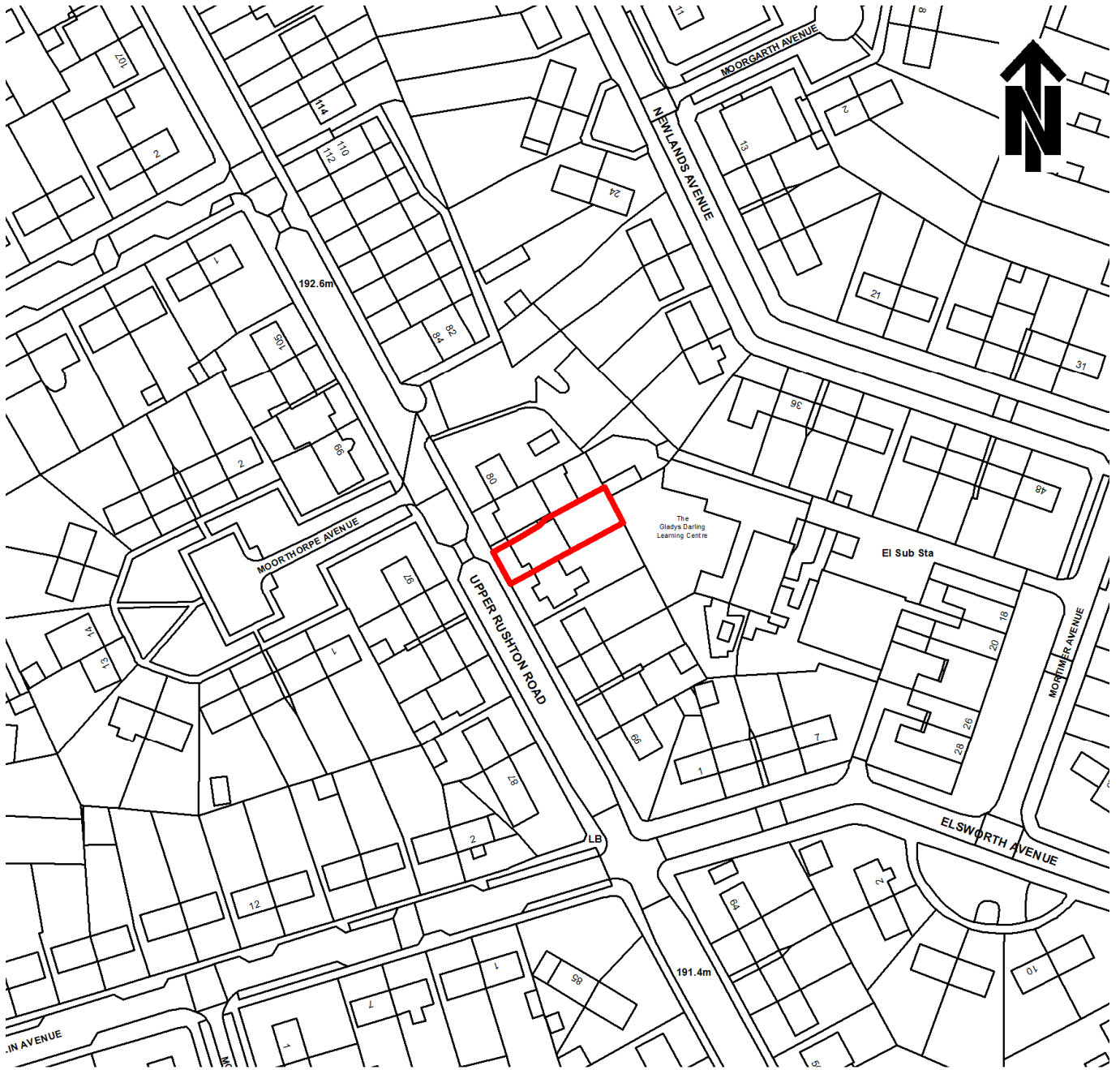
The owner of the property has been given the opportunity to rectify the breach of planning control but to date no positive action has been taken.

On 17 April 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice as it is considered expedient to instigate Enforcement (Legal) Action.

18/00093/ENFUNA



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76 Upper Rushton Road
Bradford
BD3 7LQ

9 May 2018

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

Enforcement Reference:
18/00093/ENFUNA

Site Location:
76 Upper Rushton Road, Bradford, BD3 7LQ

Breach of Planning Control:
Unauthorised single storey front extension.

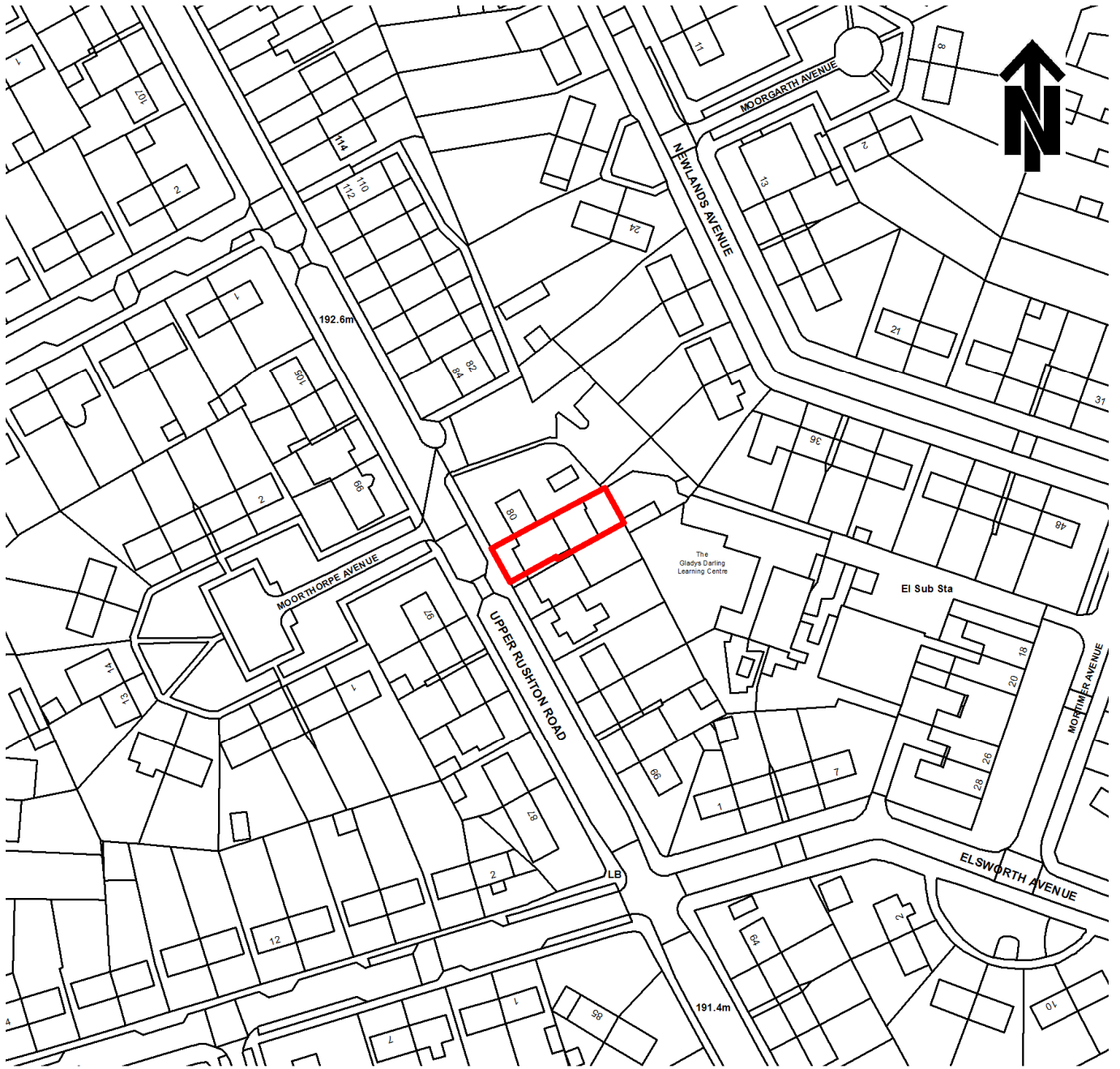
Circumstances:
In January 2018 the Council received an enquiry regarding an extension to the properties.

An inspection showed that a single storey extension had been constructed to the front of the properties, for which the Council had no record of planning permission having been granted.

The owners/occupiers of the properties have been requested to rectify the breach of planning control, however no action has been taken.

On 17 April 2018 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 front extension is detrimental to visual amenity by virtue of its position, size and appearance, contrary to Policies DS1 and DS3 of the Council's adopted Core Strategy Development Plan document, the Council's adopted Householder Supplementary Planning Document and the policies contained in the National Planning Policy Framework.

18/00094/ENFUNA



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**78 Upper Rushton Road
Bradford
BD3 7LQ**

9 May 2018

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

Enforcement Reference:
18/00094/ENFUNA

Site Location:
78 Upper Rushton Road, Bradford, BD3 7LQ

Breach of Planning Control:
Unauthorised single storey front extension.

Circumstances:
In January 2018 the Council received an enquiry regarding an extension to the properties.

An inspection showed that a single storey extension had been constructed to the front of the properties, for which the Council had no record of planning permission having been granted.

The owners/occupiers of the properties have been requested to rectify the breach of planning control, however no action has been taken.

On 17 April 2018 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 front extension is detrimental to visual amenity by virtue of its position, size and appearance, contrary to Policies DS1 and DS3 of the Council's adopted Core Strategy Development Plan document, the Council's adopted Householder Supplementary Planning Document and the policies contained in the National Planning Policy Framework.

17/00445/ENFUNA



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8 Heaton Grove
Bradford
BD9 4DX

9 May 2018

Item: R
Ward: HEATON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
17/00445/ENFUNA

Site Location:
8 Heaton Grove, Bradford, BD9 4DX

Breach of Planning Control:
Unauthorised fencing.

Circumstances:
In May 2017 the Local Planning Authority received an enquiry regarding fencing at the property, which stands within the Heaton Estates Conservation Area.

An inspection showed that solid timber fencing with concrete supports had been erected along the front and rear boundaries of the property, for which the Council had no record of planning permission having been granted.

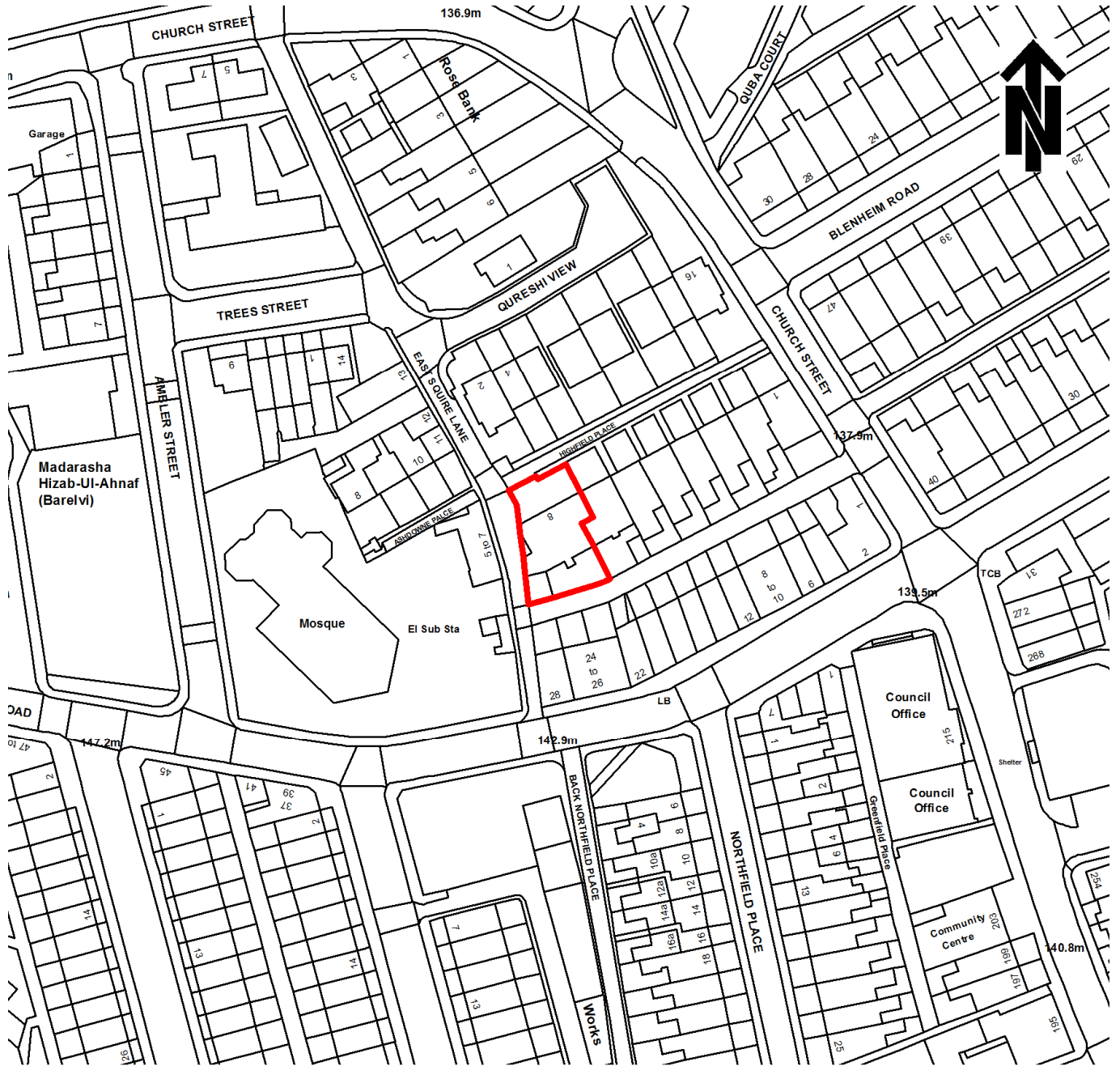
The owner of the property has been requested to rectify the breach of planning control, however no action has been taken.

On 22 February 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised fencing is detrimental to visual amenity by virtue of its position, height and appearance, contrary to Policies DS1, DS3, EN3 and SC9 of the Council's adopted Core Strategy Development Plan Document and the policies contained in the National Planning Policy Framework.

16/00817/ENFUNA



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**8 Highfield Place
Church Street
Manningham
Bradford BD8 7NN**

9 May 2018

Item: S
Ward: MANNINGHAM
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
16/00817/ENFUNA

Site Location:
8 Highfield Place, Bradford, BD8 7NN

Breach of Planning Control:
Unauthorised roof alterations and dormer windows.

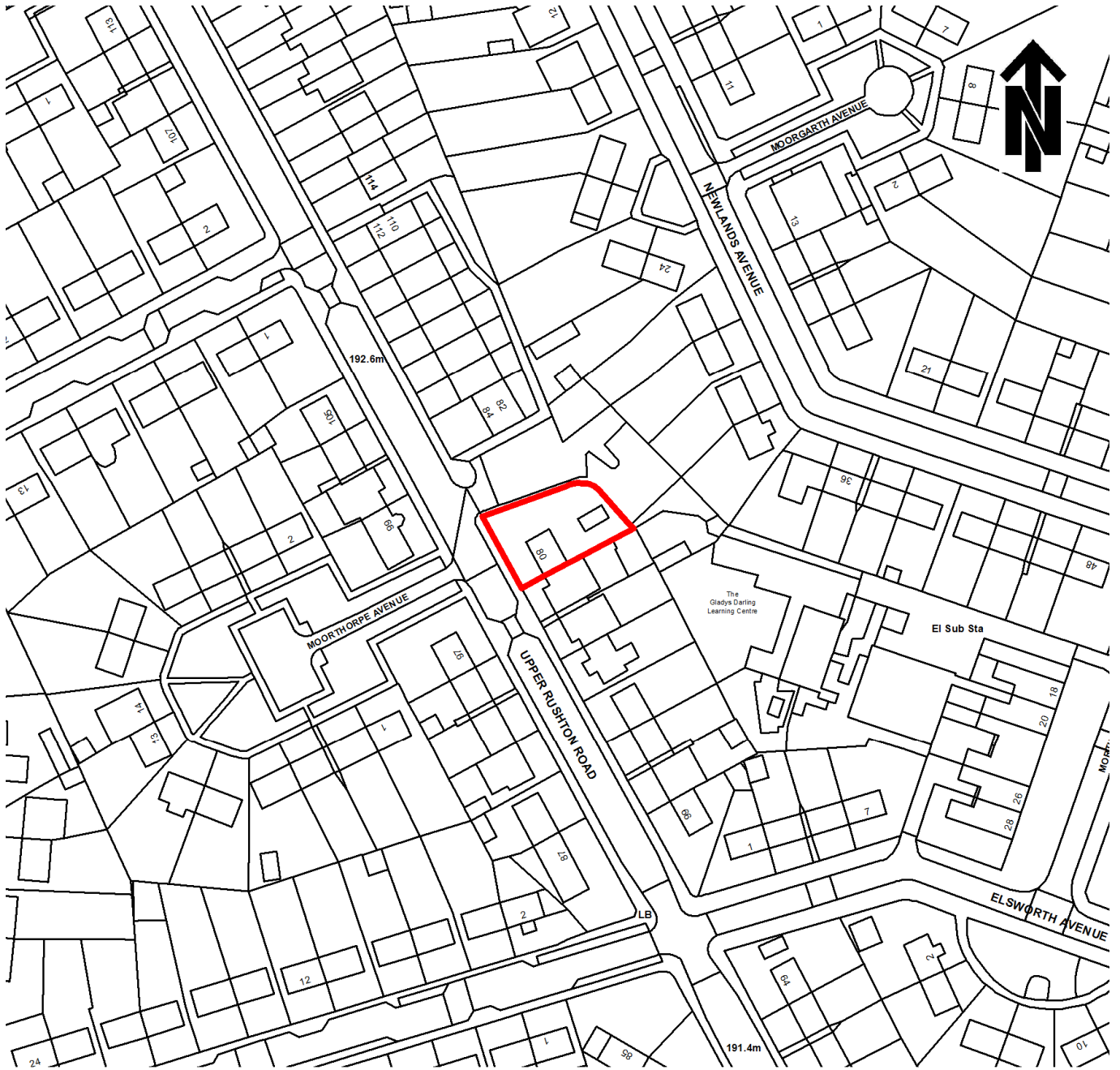
Circumstances:
In September 2016 the Local Planning Authority received an enquiry regarding development works at the property, which stands within the St Paul's Conservation Area.

An inspection showed that the roof of the property had been extended and altered to facilitate the construction of three rear dormer windows, for which the Council 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.

On 19 January 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised roof alterations and rear dormer windows are detrimental to visual amenity by virtue of their design and appearance, contrary to Policies DS1, DS3 and EN3 of the Council's adopted Core Strategy Development Plan Document and the policies contained in the National Planning Policy Framework.

18/00019/ENFUNA



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**80 Upper Rushton Road
Bradford
BD3 7LQ**

9 May 2018

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

Enforcement Reference:
18/00019/ENFUNA

Site Location:
80 Upper Rushton Road, Bradford, BD3 7LQ

Breach of Planning Control:
Unauthorised single storey front extension.

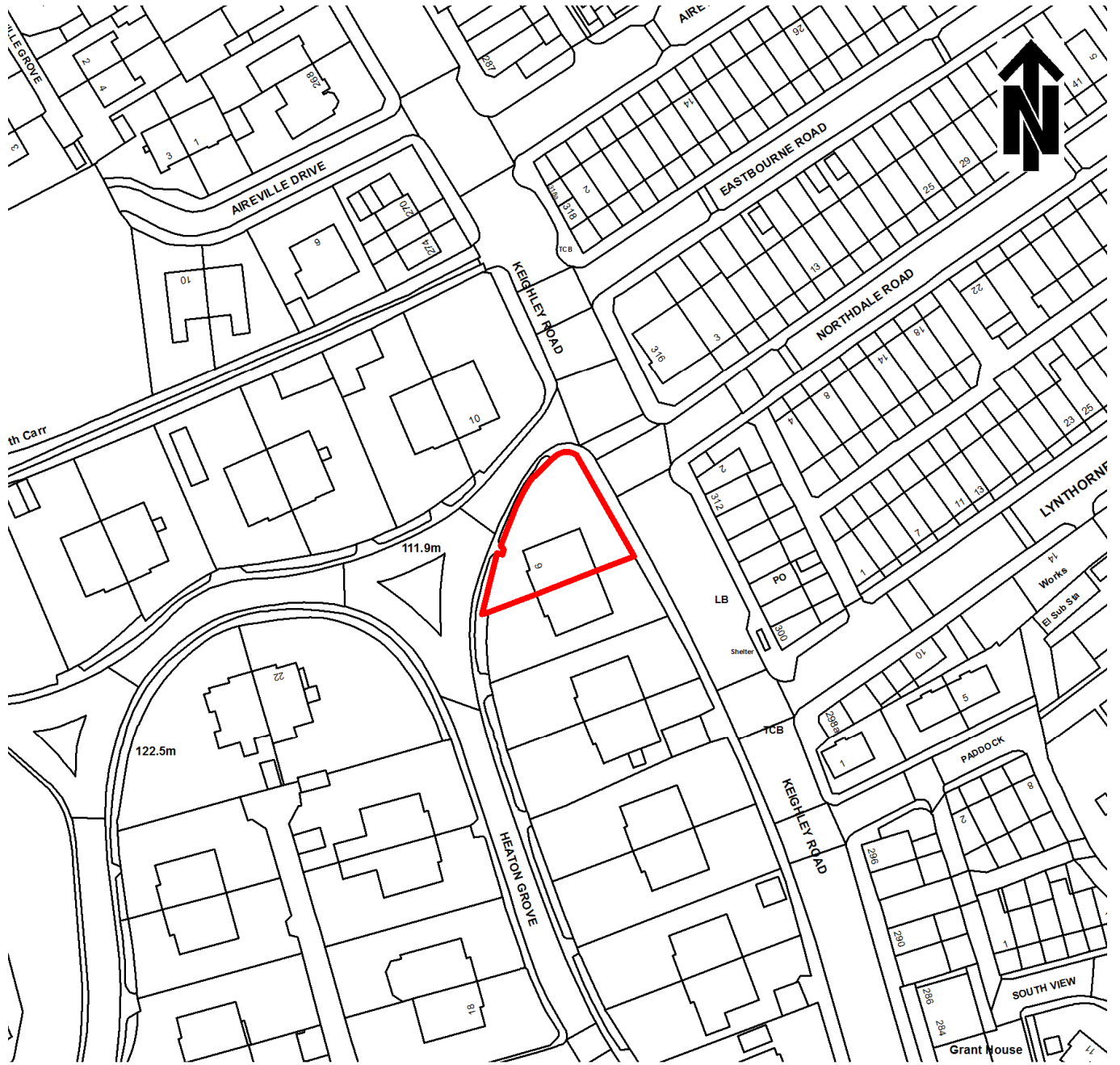
Circumstances:
In December 2017 the Council received an enquiry regarding an extension to the property.

An inspection showed that a single storey extension had been constructed to the front of the property, for which the Council 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.

On 17 April 2018 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 front extension is detrimental to visual amenity by virtue of its position, size and appearance, contrary to Policies DS1 and DS3 of the Council's adopted Core Strategy Development Plan document, the Council's adopted Householder Supplementary Planning Document and the policies contained in the National Planning Policy Framework.

17/00375/ENFUNA



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**9 Heaton Grove
Bradford
BD9 4DX**

9 May 2018

Item: U
Ward: HEATON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
17/00375/ENFUNA

Site Location:
9 Heaton Grove, Bradford, BD9 4DX

Breach of Planning Control:
Unauthorised fencing.

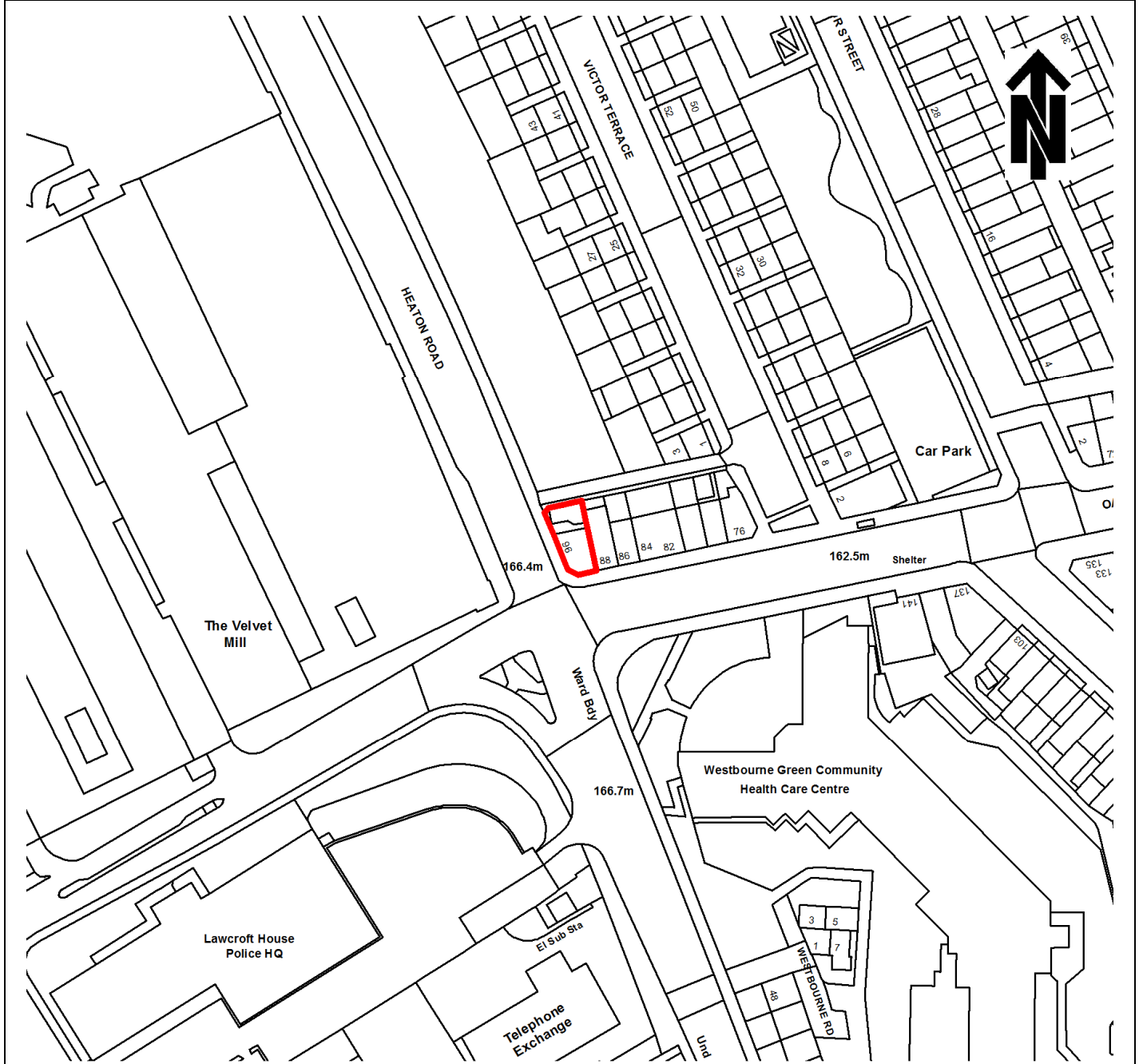
Circumstances:
In May 2017 the Local Planning Authority received an enquiry regarding fencing at the property, which stands within the Heaton Estates Conservation Area.

An inspection showed that solid timber fencing with concrete supports had been erected along the front and rear boundaries of the property, for which the Council had no record of planning permission having been granted.

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

On 22 February 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised fencing is detrimental to visual amenity by virtue of its position, height and appearance, contrary to Policies DS1, DS3, EN3 and SC9 of the Council's adopted Core Strategy Development Plan Document and the policies contained in the National Planning Policy Framework.

18/00056/ENFUNA



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**96 Heaton Road
Bradford
BD9 4RJ**

9 May 2018

Item: V
Ward: MANNINGHAM
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
18/00056/ENFUNA

Site Location:
96 Heaton Road, Bradford, BD9 4RJ

Breach of Planning Control:
Unauthorised externally mounted roller shutters.

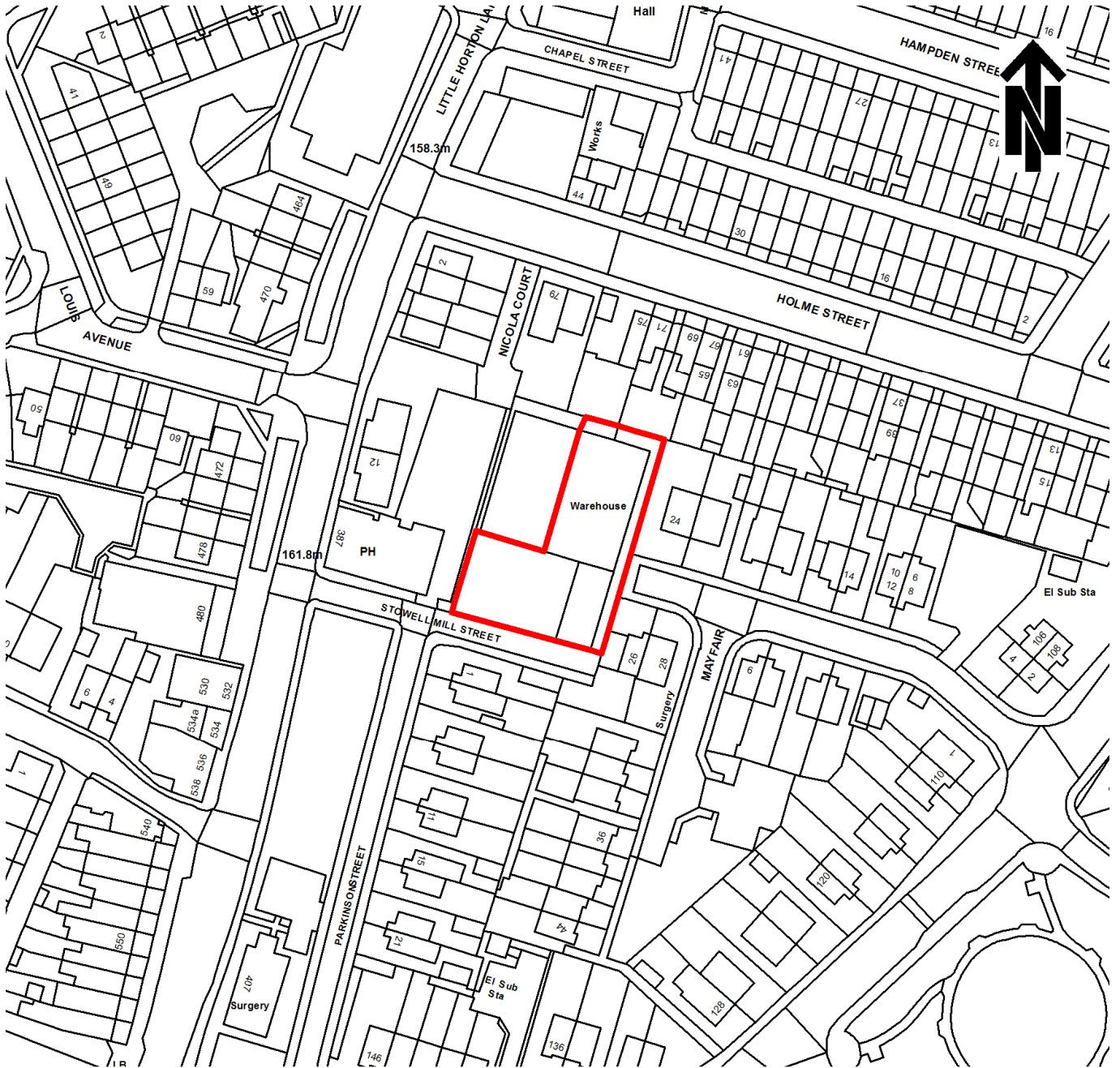
Circumstances:
In January 2018 the Council received an enquiry regarding the installation of roller shutters at the shop property, which stands within a designated Conservation Area.

An inspection showed that three externally mounted roller shutters had been installed, for which the Council had no record of planning permission having been granted.

The owners of the property have been requested to rectify the breach of planning control, however no action has been taken.

On 16 April 2018 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 DS1, DS3, EN3 and SC9 of the Council's adopted Core Strategy Development Plan Document, the Council's adopted Shopfront Design Guide, the Council's adopted A Shopkeepers Guide to Securing Their Premises Supplementary Planning Document and the policies contained in the National Planning Policy Framework

12/00697/ENFUNA



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Unit 2
Stowell Mill Street
Bradford BD5 0LH

9 May 2018

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

Enforcement Reference:
12/00697/ENFUNA

Site Location:
Unit 2 Stowell Mill Street, Bradford, BD5 0LH

Breach of Planning Control:
Breach of conditions 1 and 2 of planning permission 16/04801/FUL.

Circumstances:
Retrospective planning permission 16/04801/FUL for the siting of two portable buildings at the property was granted by the Council in September 2016.

Conditions 1 and 2 of the planning permission required a vehicle turning area and car parking spaces to be laid out within three months of the decision. The conditions of the planning permission have not been complied with to date.

On 11 April 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice (Breach of Condition). It is considered expedient to instigate Enforcement (Legal) Action as the breach of conditions 1 and 2 of the planning permission is detrimental to highway safety, contrary to Policy TR2 of the Council's adopted Core Strategy Development Plan document and the policies contained in the National Planning Policy Framework.

DECISIONS MADE BY THE SECRETARY OF STATE

Appeals Allowed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
X	Royds (ward 21)	243 Cooper Lane Bradford BD6 3NT Construction of a single story rear extension (retrospective) - Case No: 17/05794/HOU Appeal Ref: 18/00002/APPHOU
Y	Manningham (ward 19)	7 Ashburnham Grove Bradford BD9 4NX Appeal against Enforcement Notice - Case No: 16/00638/ENFUNA Appeal Ref: 17/00092/APPENF
Z	Wibsey (ward 27)	8 Fair Road Bradford BD6 1QT Change of use from bank to hot food takeaway - Case No: 17/01521/FUL Appeal Ref: 17/00132/APPFL2
AA	Tong (ward 25)	Manor Farm Tong Lane Tong Bradford BD4 0RP Construction of alternative vehicular access to existing farm premises - Case No: 16/09487/FUL Appeal Ref: 17/00128/APPFL2

Appeals Dismissed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
AB	City (ward 07)	10 & 11 Claremont Terrace Bradford BD5 0DE Appeal against Enforcement Notice - Case No: 15/00991/ENFUNA Appeal Ref: 17/00077/APPENF
AC	Wibsey (ward 27)	105 Moore Avenue Bradford BD6 3HU Appeal against Enforcement Notice - Case No: 14/00426/ENFUNA Appeal Ref: 17/00091/APPENF

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
AD	Toller (ward 24)	44 Duckworth Grove Bradford BD9 5HQ Retrospective roller shutters and canopy - Case No: 17/05637/FUL Appeal Ref: 17/00130/APPFL2
AE	Bradford Moor (ward 06)	66 Curzon Road Bradford BD3 9EH Appeal against Enforcement Notice - Case No: 16/00725/ENFUNA Appeal Ref: 17/00093/APPENF
AF	Bolton And Undercliffe (ward 04)	9 Ardennes Close Bradford BD2 1HD Construction of three storey side and rear extension with amendments - Case No: 17/05410/HOU Appeal Ref: 17/00137/APPHOU
AG	Bowling And Barkerend (ward 05)	Advertising Right 164 On Gable Of 228 Sticker Lane Bradford BD4 8QQ Upgrade of one 48 sheet illuminated advertising panel to one 48 sheet LED advertising display unit - Case No: 17/05151/ADV Appeal Ref: 17/00141/APPAD1
AH	Clayton And Fairweather Green (ward 08)	Delph Farm Holts Lane Bradford BD14 6RZ Appeal against Enforcement Notice - Case No: 16/00129/ENFCOU Appeal Ref: 17/00113/APPENF
AI	Heaton (ward 12)	Land North Of 81 Leylands Lane Bradford BD9 5PZ Construction of detached dwelling house - Case No: 17/03953/FUL Appeal Ref: 17/00126/APPFL2
AJ	Idle And Thackley (ward 13)	Land South Of 5 Aire Street Bradford Construction of 2 dwellings - Case No: 17/04605/FUL Appeal Ref: 17/00129/APPFL2

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

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
AK	Manningham (ward 19)	27 Sunderland Road Bradford West Yorkshire BD9 4QJ Front dormer dismissed on appeal and rear dormers and single storey rear extension allowed on appeal - Case No: 17/04854/HOU Appeal Ref: 17/00133/APPHOU