

Report of the Strategic Director of Place to the meeting of the Area Planning Panel (BRADFORD) to be held on 4 July 2018

B

Summary Statement - Part Two

Miscellaneous Items

	<u>No. of Items</u>
Requests for Enforcement/Prosecution Action	(6)
Decisions made by the Secretary of State - Allowed	(1)
Decisions made by the Secretary of State - Dismissed	(7)
Decisions made by the Secretary of State - Part Allowed	(1)

Julian Jackson
Assistant Director (Planning, Transportation and Highways)

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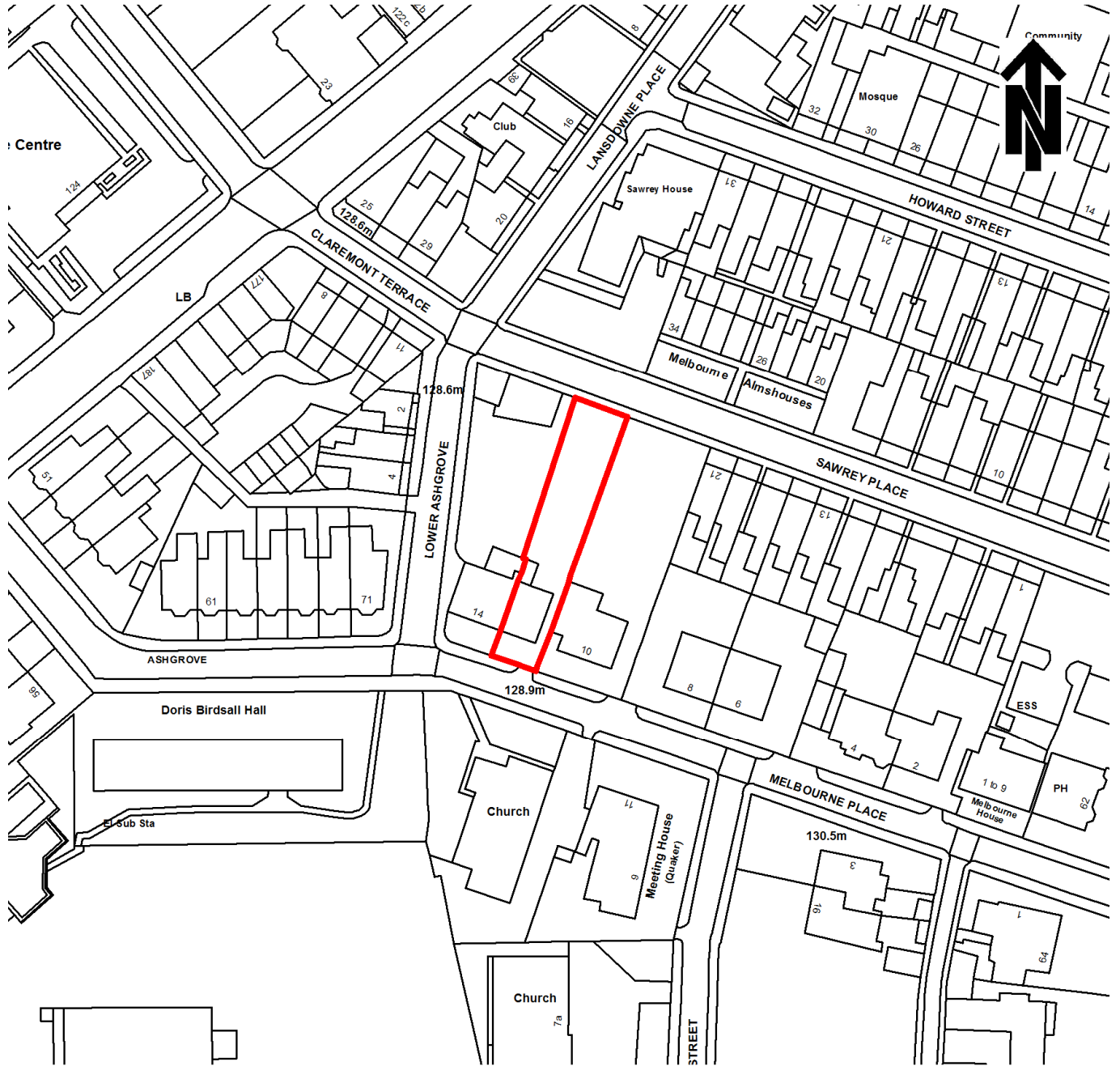
Portfolio:
Regeneration, Planning & Transport

Overview & Scrutiny Committee Area:
Regeneration and Environment

17/00711/ENFLBC



City of
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METROPOLITAN DISTRICT COUNCIL



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12 Melbourn Place
Bradford
BD5 0JA

4 July 2018

Item Number: A
Ward: CITY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
17/00711/ENFLBC

Site Location:
12 Melbourne Terrace, Bradford, BD5 0JA

Breach of Planning Control:
Unauthorised Dormer on the front roof slope of a listed building.

Circumstances:
Following an enquiry received, a site visit carried out by the Enforcement Officer on 21 November 2017, revealed a box style, white upvc clad dormer window constructed on the front roof slope of the above listed building.

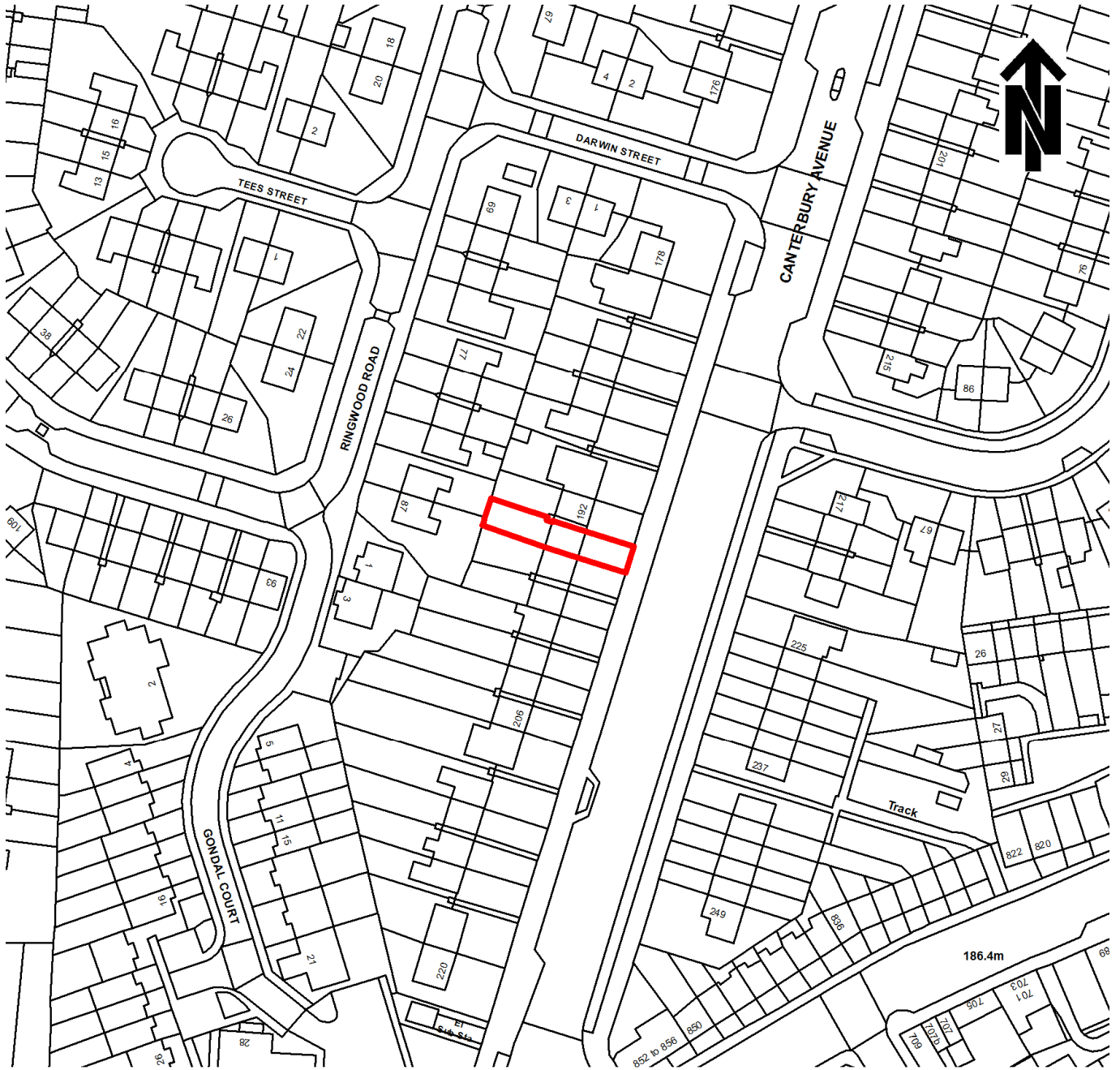
In response to a letter, the Council was advised that the dormer window currently in situ was constructed in 2016, this replaced an existing dormer constructed in 1984 and fire damaged in 2015. The owner of the property has been advised that the dormer window is unauthorised. No positive action has been taken to remedy the breach of planning control.

On 4 June 2018 the Planning Manager (Enforcement & Trees) authorised the issue of a Listed Building Enforcement Notice as the front box dormer does not have listed building consent and an Enforcement Notice as the front box dormer does not have planning permission. It is considered expedient to instigate Enforcement (Legal) Action as

17/00437/ENFCOU



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194 Canterbury Avenue
Bradford
BD5 9JX

4 July 2018

Item Number: B
Ward: LITTLE HORTON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
17/00437/ENFCOU

Site Location:
194 Canterbury Avenue Bradford BD5 9JX

Breach of Planning Control:
Unauthorised structure.

Circumstances:
In May 2017 the Council received an enquiry regarding a structure at the property.

An inspection showed that a single storey timber framed structure had been attached to the rear elevation of the property, for which the Council had no record of planning permission having been granted.

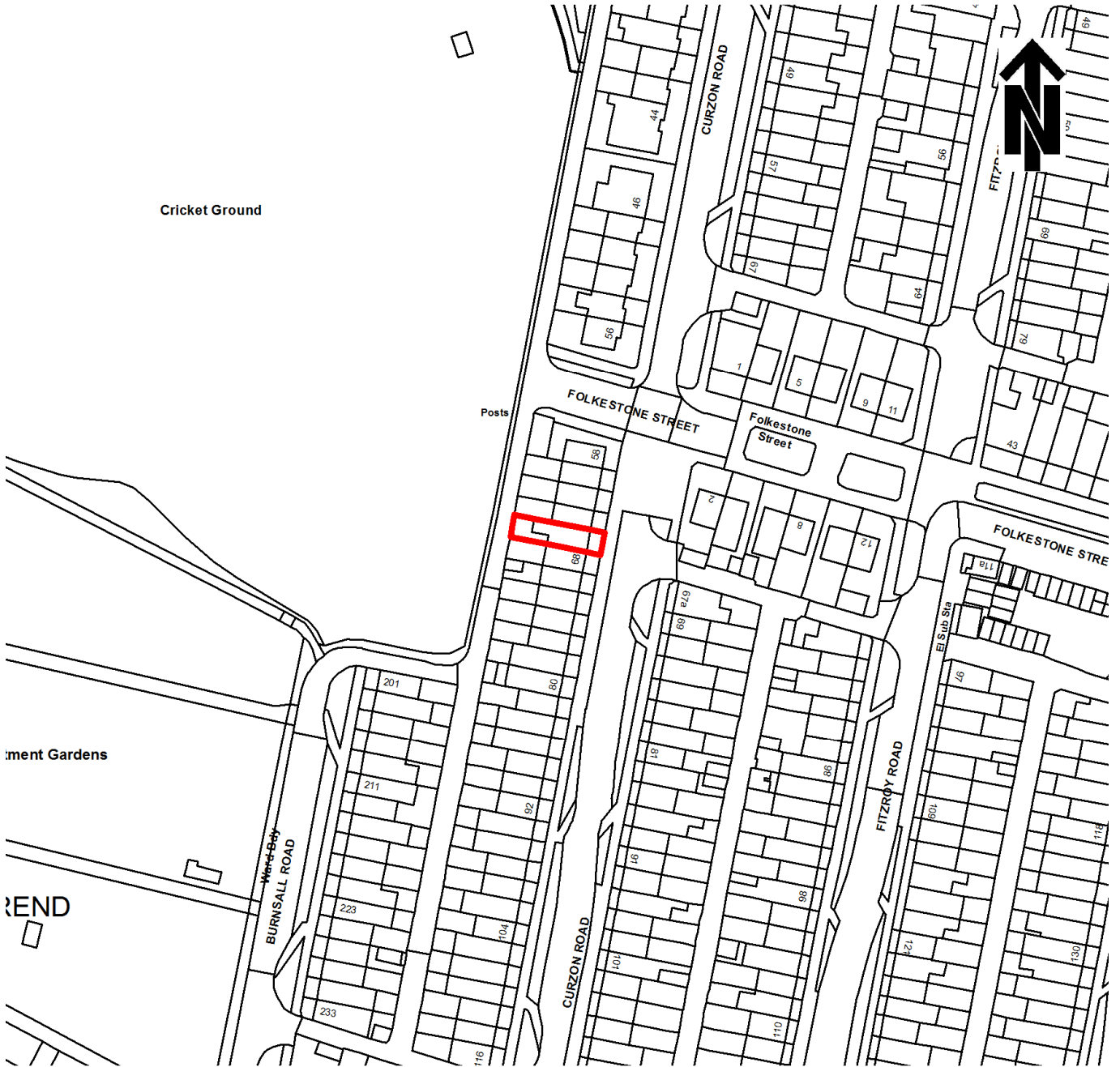
The owner/occupier of the property has been requested to rectify the breach of planning control, however no action has been taken.

On 26 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 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, the Council's adopted Householder Supplementary Planning Document and the policies contained in the National Planning Policy Framework.

16/00725/ENFUNA



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**66 Curzon Road
Bradford
BD3 9EH**

4 July 2018

Item Number: C
Ward: BRADFORD MOOR
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
16/00725/ENFUNA

Site Location:
66 Curzon Road, Bradford, BD3 9EH

Breach of Planning Control:
Unauthorised front extension.

Circumstances:
In May 2017 it was noted that a single storey extension had been constructed to the front of the property without planning permission.

A retrospective planning application for the front extension, reference 17/03343/HOU, was refused by the Council in July 2017 and appeal dismissed by The Planning Inspectorate in November 2017.

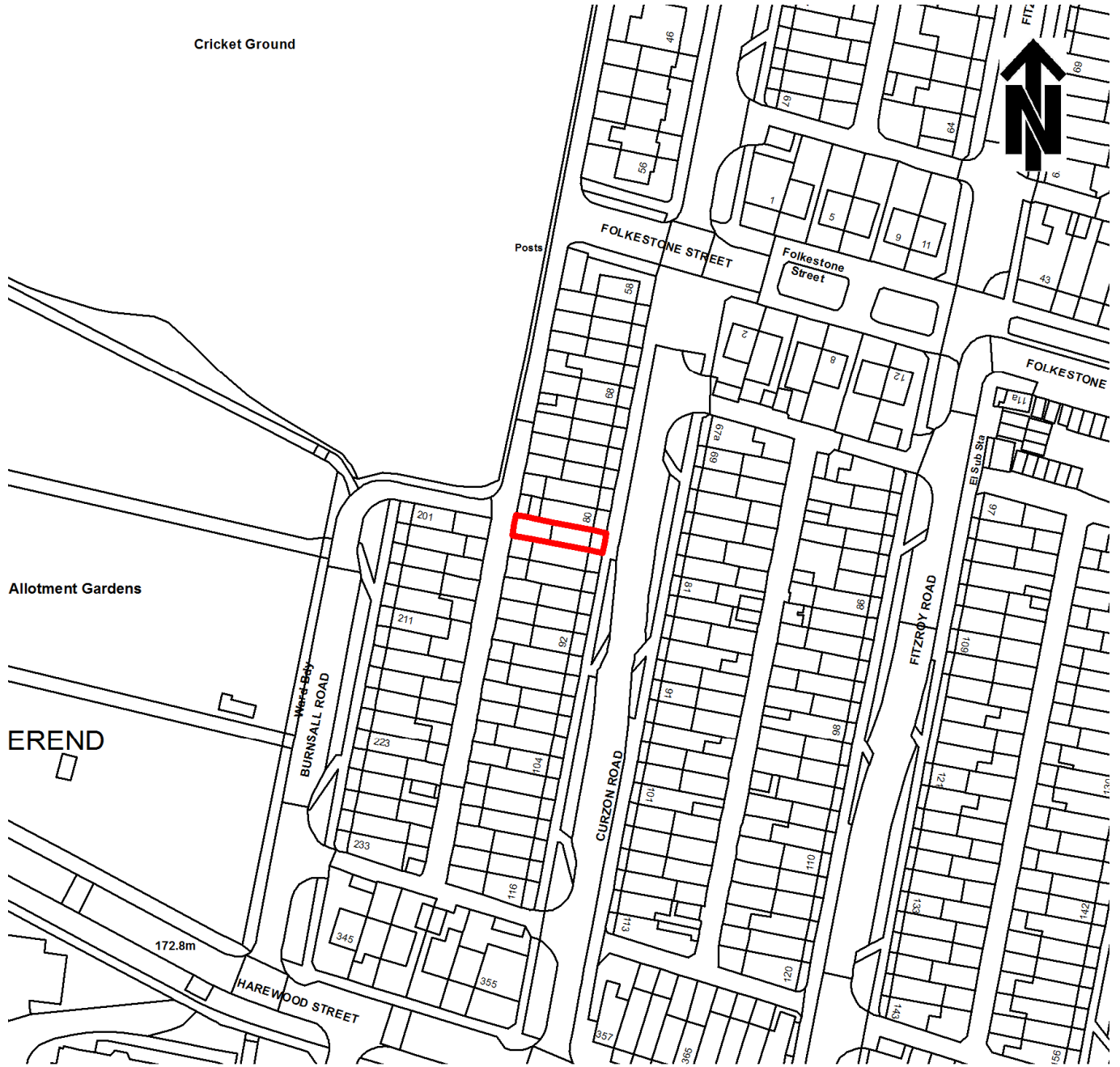
The owner of the premises has taken no action to rectify the breach of planning control.

On 17 May 2018 the Planning Manager 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.

17/00374/ENFUNA



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82 Curzon Road
Bradford
BD3 9EH

4 July 2018

Item Number: D
Ward: BRADFORD MOOR
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
17/00374/ENFUNA

Site Location:
82 Curzon Road, Bradford, BD3 9EH

Breach of Planning Control:
Unauthorised front extension.

Circumstances:

In May 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.

A retrospective planning application for the front extension, reference 17/03970/HOU, was refused by the Council in August 2017. An appeal against the Council's decision was dismissed by The Planning Inspectorate in November 2017.

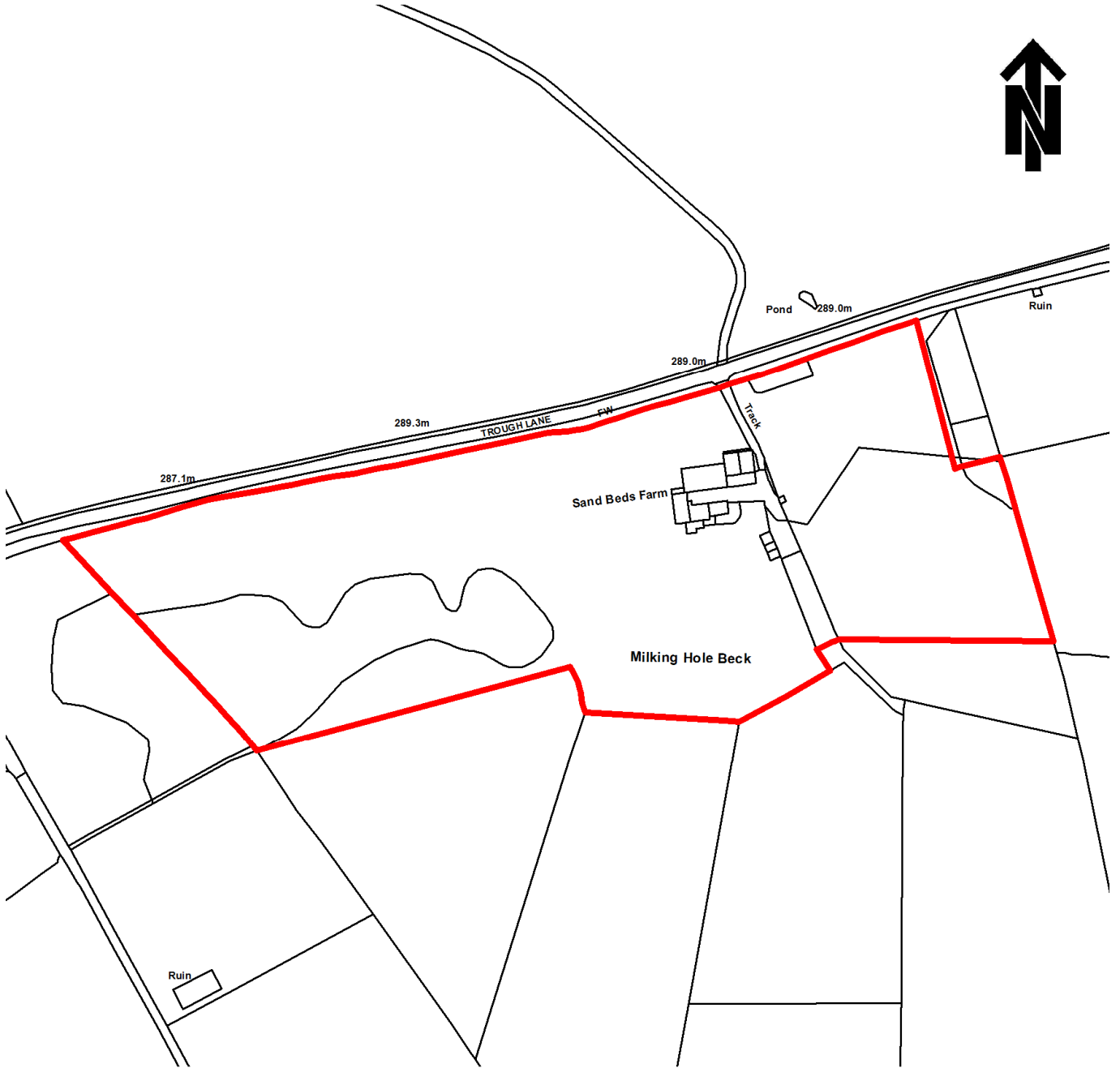
Following the appeal decision, the owner/occupier of the property was requested to rectify the breach of planning control, however no action has been taken.

On 17 May 2018 the Planning Manager 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.

17/00824/ENFUNA



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Sandbeds Farm
Trough Lane
Denholme BD13 4NA

4 July 2018

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

Enforcement Reference:
17/00824/ENFUNA

Site Location:
Land to the West of Sandbeds Farm, Trough Lane, Denholme

Breach of Planning Control:
Unauthorised development

Circumstances:
It was brought to the attention of the Local Planning Authority that works had commenced on the above site including engineering operations and excavations, the formation of a new vehicular access from Trough Lane and an access track on the land together with the formation of a means of enclosure and the importation of materials.

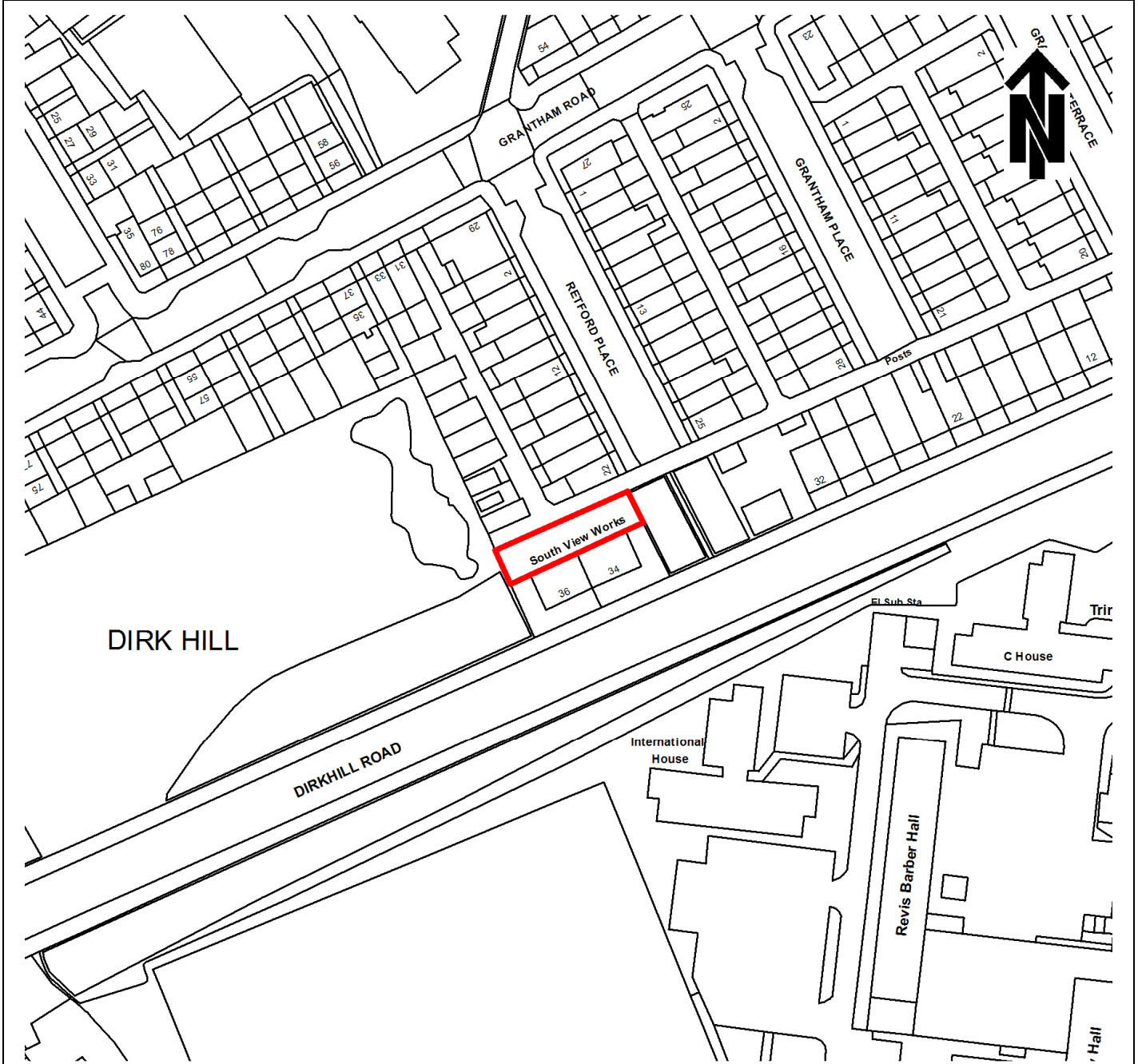
The unauthorised development amounts to inappropriate development within the Green Belt and the Pennine Upland Landscape Character Area and is harmful to the character of the landscape contrary to policies GB1 and GB2 of the Replacement Unitary Development Plan, policies SC7, SC9, DS2 and EN4 of the Core Strategy Development Plan Document and the National Planning Policy Framework.

In order to prevent significant harm caused by the unauthorised works on the land the Development Services Manager authorised the issuing of a Temporary Stop Notice under delegated powers, on 1 May 2018.

17/00732/ENFCOU



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Southview Works
Dirkhill Road
Bradford

4 July 2018

Item Number: F
Ward: UNIVERSITY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
17/00732/ENFCOU

Site Location:
Land at South View Works, Dirk Hill, Bradford

Breach of Planning Control:
Unauthorised use of land in connection with a business that stores, dismantles and repairs motor vehicles and supplies recycled motor vehicle spares.

Circumstances:
A large static caravan was brought to the site in 2017 and a change of use was proposed. The site was visited and the change of use challenged in writing.

No valid planning application had been submitted at the time of writing this report and it is considered necessary to move to formal enforcement action as the use has now spread from the building onto open land in a residential area.

The unauthorised use is inappropriately sited development in a residential neighbourhood and does not create a high quality place and an attractive cohesive, sustainable settlement and due to its restricted and sub-standard access arrangements harms highway and pedestrian safety contrary to policy SC9 of the council's adopted core strategy development plan document.

The unauthorised use causes noise and general disturbance within a residential neighbourhood and operating without the appropriate environmental conditions and controls does not demonstrate that risk of harm has been minimised contrary to policies EN8 of the council's adopted core strategy development plan document and policy WDM2 of the council's adopted waste management development plan document.

The unauthorised use does not make a positive contribution to the lives of residents through high quality inclusive design, harms the amenity of residents and affects highway and pedestrian safety and is piecemeal development contrary to policies DS1 and DS5 of the council's adopted core strategy development plan document

The Area Planning Manager authorised the issuing of an Enforcement Notice under delegated powers, on 22 May 2018.

DECISIONS MADE BY THE SECRETARY OF STATE

Appeal Allowed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
G	Windhill And Wrose (ward 28)	Land At Kings Drive Bolton Hall Road Bradford Proposed construction of 23 residential units consisting of 17 dwellings and 6 bungalows - Case No: 17/05355/MAO Appeal Ref: 18/00023/APPOU2

Appeal Dismissed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
H	Great Horton (ward 11)	21 Dracup Road Bradford BD7 4HA Dormer windows to front and rear and retrospective two-storey side extension - Case No: 17/04810/HOU Appeal Ref: 18/00014/APPHOU
I	Bowling And Barkerend (ward 05)	3 New Augustus Street Bradford BD1 5LL 1 No 48 sheet freestanding digital advertising display unit - Case No: 17/06532/ADV Appeal Ref: 18/00025/APPAD1
J	Great Horton (ward 11)	56 St Wilfrids Crescent Bradford BD7 2LQ Appeal against Enforcement notice - Case No: 14/00812/ENFAPP Appeal Ref: 18/00009/APPENF
K	Idle And Thackley (ward 13)	56 West Cote Drive Thackley Bradford BD10 8WS Construction of front porch - Case No: 17/06541/HOU Appeal Ref: 18/00029/APPHOU

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
L	Great Horton (ward 11)	8 Lynch Avenue Bradford BD7 4RZ Construction of single storey rear extension - Case No: 17/05278/HOU Appeal Ref: 18/00011/APPHOU
M	Queensbury (ward 20)	Clayton Edge Farm Station Road Queensbury Bradford BD13 1HR Change of use of agricultural building to two holiday lets - Case No: 17/02679/FUL Appeal Ref: 17/00125/APPFL2
N	Great Horton (ward 11)	Former 53-61 Lidget Place Bradford BD7 2LP Construction of vehicle repair garage and MOT testing station - Case No: 17/03918/FUL Appeal Ref: 18/00012/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>
O	Little Horton (ward 18)	88 Bolingbroke Street Bradford BD5 9NR Retrospective application for the construction of a front porch - allowed on appeal. Dormer window to front and rear dormer to be built under permitted development - dismissed on appeal. - Case No: 17/06195/HOU Appeal Ref: 18/00017/APPHOU