

Report of the Strategic Director of Place to the meeting of the Area Planning Panel (BRADFORD) to be held on 5 September 2018

C

Summary Statement - Part One

Applications recommended for Approval or Refusal

The sites concerned are:

<u>Item</u>	<u>Site</u>	<u>Ward</u>
A.	27 Ambleside Avenue Bradford West Yorkshire BD9 5HX - 18/02695/HOU [Approve]	Toller
B.	60 - 62 Union Road Low Moor Bradford West Yorkshire BD12 0DF - 18/01215/FUL [Approve]	Royds
C.	97 Whetley Lane Bradford West Yorkshire BD8 9DS - 18/02596/FUL [Approve]	Manningham
D.	Garages West of 31 Hill Top Road Long Row Thornton Bradford West Yorkshire - 18/01682/OUT [Approve]	Thornton and Allerton
E.	Lion Works Paternoster Lane Bradford West Yorkshire BD7 3LP - 18/01140/FUL [Approve]	Great Horton
F.	149 Rochester Street Bradford West Yorkshire BD3 8AU - 18/02472/HOU [Refuse]	Bradford Moor
G.	160 - 160A Allerton Road Bradford West Yorkshire BD8 0AA - 18/02495/FUL [Refuse]	Toller
H.	3 Princeville Street Bradford West Yorkshire BD7 2AG - 18/02328/HOU [Refuse]	City
I.	44 Pasture Rise Bradford West Yorkshire BD14 6LX - 18/02198/HOU [Refuse]	Clayton and Fairweather Green
J.	8 Woodhall Avenue Bradford West Yorkshire BD3 7BY - 18/02157/FUL [Refuse]	Bradford Moor

Julian Jackson
Assistant Director (Planning, Transportation and Highways)

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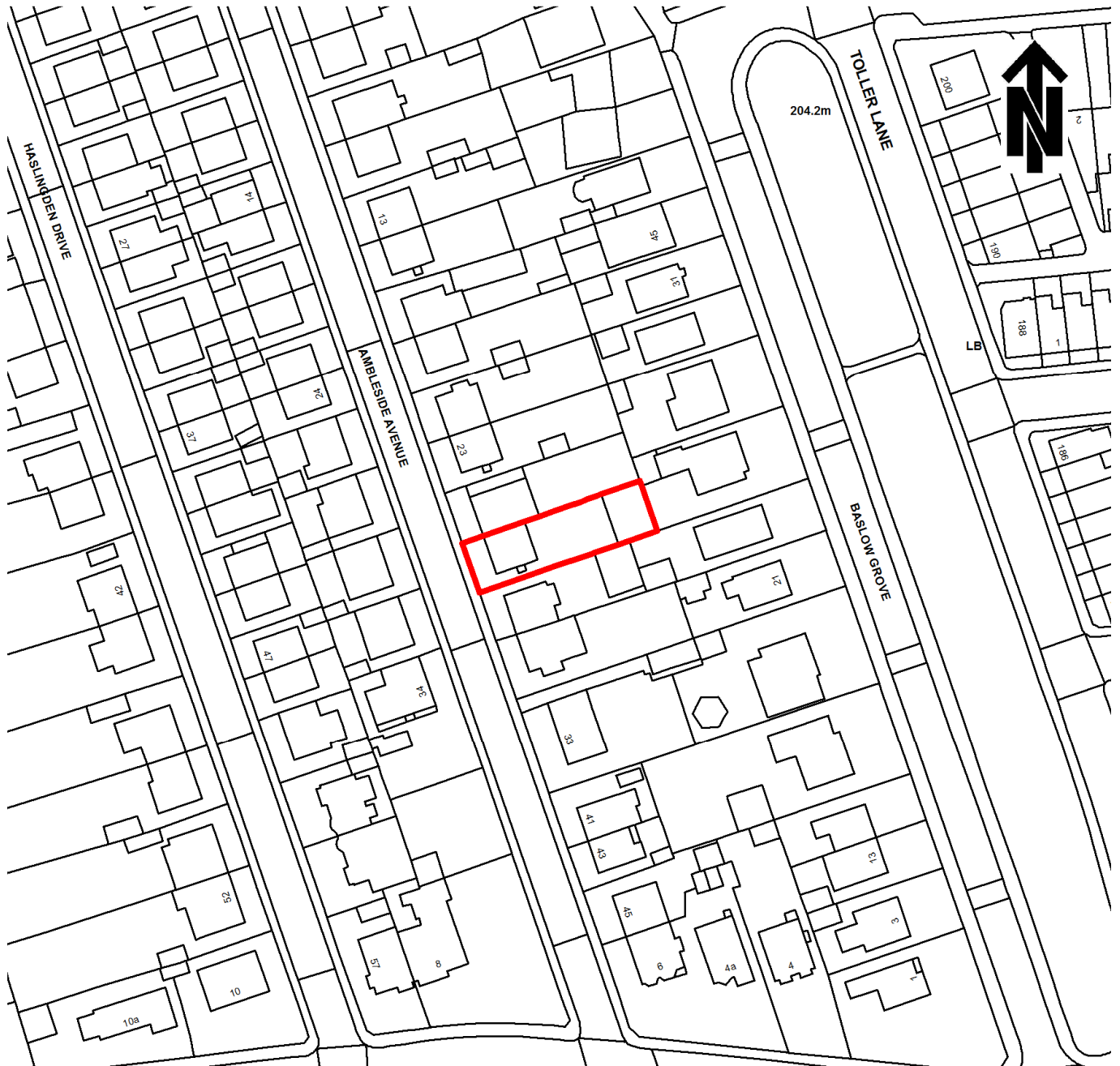
Portfolio:
Regeneration, Planning & Transport

Overview & Scrutiny Committee Area:
Regeneration and Environment

18/02695/HOU



City of
BRADFORD
METROPOLITAN DISTRICT COUNCIL



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27 Ambleside Avenue
Bradford
BD9 5HX

5 September 2018

Item: A
Ward: TOLLER
Recommendation:
TO GRANT PLANNING PERMISSION

Application Number:
18/02695/HOU

Type of Application/Proposal and Address:
Front and rear dormer window with single storey rear extension and basement at 27 Ambleside Avenue, Bradford.

Applicant:

Mr Mohammed Tasib

Agent:
Faum Architecture

Site Description:

The application property is a part two and part three-storey Victorian stone semi-detached dwelling. The adjoining house at No. 25 Ambleside Avenue has an existing single storey rear extension.

Relevant Site History:

04/03286/FUL Single storey extension to rear, double garage in rear garden GRANT 02.09.2004

18/01340/HOU Single storey rear extension and front dormer window GRANT 09.05.2018

The National Planning Policy Framework (NPPF):

The NPPF is a material planning consideration on any development proposal. The NPPF highlights the fact that the purpose of the planning system is to contribute to the achievement of sustainable development and that there is a presumption in favour of sustainable development which can deliver:-

- i) Planning for prosperity (an economic role) - by ensuring that sufficient land of the right type and in the right places is available to allow growth and innovation;
- ii) Planning for people (a social role) - by promotion of strong, vibrant and healthy communities by providing an increased supply of housing to meet the needs of present and future generations and by creating a good quality built environment with accessible local services;
- iii) Planning for places (an environmental role) - by protecting and enhancing the natural, built and historic environment, adapting to climate change including moving to a low-carbon economy.

As such the NPPF suggests local planning authorities should approve development proposals that accord with statutory plans without delay.

Local Plan for Bradford:

The Core Strategy for Bradford was adopted on 18 July 2017 though some of the policies contained within the preceding Replacement Unitary Development Plan (RUDP), saved for the purposes of formulating the Local Plan for Bradford, remain applicable until adoption of Allocations and Area Action Plan development plan documents. The site is unallocated within the RUDP. Accordingly, the following adopted Core Strategy policies are applicable to this proposal.

Proposals and Policies

DS1 – Achieving good design

DS3 – Urban character

SC9 – Making great places

Parish Council:

N/A

Publicity and Number of Representations:

Application publicised by way of neighbour notification letters. The overall expiry for the publicity was 25 July 2017. To date no representations have been received.

Summary of Main Issues:

1. Planning History
2. Impact on the Local Environment
3. Residential Amenity

Appraisal:**1. Planning History**

The difference between the application currently under consideration and the previously approved application referenced 18/01340/HOU is the addition of a basement element directly beneath the footprint of the proposed ground floor rear extension and a rear dormer.

2. Impact on the Local Environment

Design principle 1 of the Householder SPD requires the size, position and form of extensions to improve the character and quality of the original house and wider area. The proposed rear extension is considered to be in keeping with the character, scale and design of the existing dwelling and the street scene. The proposed front dormer is acceptable in terms of its design and scale and would not over-dominate the roofscape. As such it is in compliance with Design Principles 1, 4 and 6 of the adopted Householder SPD. The rear dormer would benefit from permitted development rights.

3. Residential Amenity

The proposed depth of the rear extension is 4m. However the adjacent adjoining house, No. 25 Ambleside Avenue, has an existing extension so the proposed extension would not overshadow or be overbearing on this property. The other neighbouring house, No. 29 Ambleside Avenue, has a detached juxtaposition in relation to the application property whereby mitigating impact from the proposed extension. On this basis the neighbouring residents would not suffer undue detriment to their residential amenities. The proposed complies with Design principles 2 and 3 of the Councils approved Householder SPD.

Community Safety Implications:

There are no apparent community safety implications.

Equality Act 2010, Section 149:

In writing this report due regard has been taken of the need to eliminate unlawful discrimination, harassment and victimisation, advance quality of opportunity between different groups and foster good relations between different groups. The issue of meeting the needs of Applicant, suffering from disabilities, has been discussed and assessed in the body of this report. The application making provision for a disabled person is noted.

Reasons for Granting Planning Permission:

The proposed extensions are considered to relate satisfactorily to the character of the existing dwelling and adjacent properties. The impact of the proposal upon the occupants of neighbouring properties has been assessed and it is considered that it will not have a significant adverse effect upon their residential amenity. As such this proposal is considered to be in accordance with Councils approved Householder Supplementary Planning Document and policy DS1, DS3 and SC9 of the Councils Core Strategy.

Conditions of Approval:

1. The development to which this notice relates must be begun not later than the expiration of three years beginning with the date of this notice.

Reason: To accord with the requirements of Section 91 of the Town and Country Planning Act, 1990 (as amended).

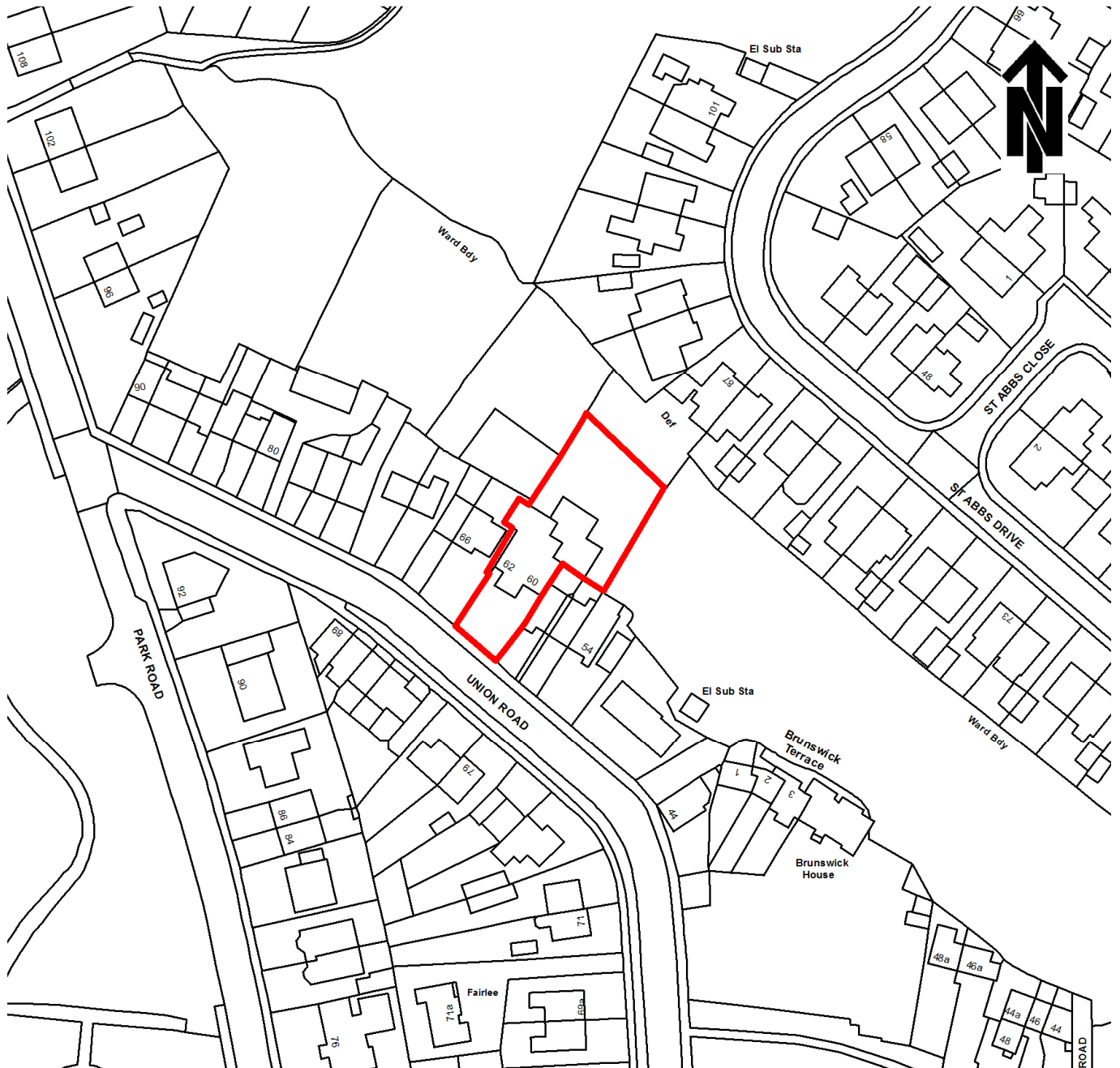
2. All the dormer cheeks and the face of the rear dormer hereby permitted shall be constructed of natural roofing slate materials to match the roofing of the host application building.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and to accord with complies with Policy DS1 and DS3 of the Councils Core strategy.

3. The rear extension hereby approved shall be constructed of facing and roofing materials to match the existing building as specified on the submitted application.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and to accord with Policies DS1 and DS3 of the Councils Core Strategy.

18/01215/FUL



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60 - 62 Union Road
Low Moor
Bradford
BD12 0DF

5 September 2018

Item: B

Ward: ROYDS

Recommendation:

TO GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS

Application Number:

18/01215/FUL

Type of Application/Proposal and Address:

A full application for the demolition of a dormer bungalow and construction of two semi-detached dwellings at 60-62 Union Road, Low Moor, Bradford.

Applicant:

Mr Abdulrazak

Agent:

Mr Paul Ibberson, Cadvis3d

Site Description:

The site is located on Union Road which is a residential street made of up varying housing types of different ages and designs including terraced, semi-detached and detached and both single and two storey. The application site is currently occupied by a single storey residential property which is set back into the site. The site slopes upwards from Union Road. The property has an existing access point from Union Road with dropped kerb. The site is unoccupied and has become overgrown with vegetation. The property is located adjacent to an existing two storey property with box style dormer to the front and a two storey semi-detached dwelling on the opposite side.

Relevant Site History:

None relevant.

The National Planning Policy Framework (NPPF):

The National Planning Policy Framework is now a material planning consideration on any development proposal. The Framework highlights the fact that the purpose of the planning system is to contribute to the achievement of sustainable development and that there is a presumption in favour of sustainable development which can deliver:-

- i) Planning for prosperity (an economic role) - by ensuring that sufficient land of the right type and in the right places is available to allow growth and innovation;
- ii) Planning for people (a social role) - by promotion of strong, vibrant and healthy communities by providing an increase supply of housing to meet the needs of present and future generations and by creating a good quality built environment with accessible local services;
- iii) Planning for places (an environmental role) - by protecting and enhancing the natural, built and historic environment, adapting to climate change including moving to a low-carbon economy.

As such the Framework suggests local planning authorities should approve development proposals that accord with statutory plans without delay.

Local Plan for Bradford:

The Core Strategy Development Plan Document was adopted on 18 July 2017 though some of the policies contained within the preceding Replacement Unitary Development Plan (RUDP), saved for the purposes of formulating the Local Plan for Bradford, remain applicable until adoption of Allocations and Area Action Plan development plan documents. The site is unallocated. Accordingly, the following adopted Core Strategy policies are applicable to this proposal.

Core Strategy Policies

BD1-The Regional City of Bradford Including Shipley and Lower Baildon

SC9 - Making Great Places

DS1 – Achieving Good Design

DS3 – Urban Character

DS5 – Safe and Inclusive places

TR2 – Parking Policy

EN7- Flood Risk

EN8- Environmental Protection

HO1- 10 Principles for Achieving Sustainable Housing Growth

HO5- Density of Housing Schemes

HO8- Housing Mix

Other Relevant Legislation

The Council's adopted Householder Supplementary Planning Document.

Parish Council:

N/A

Publicity and Number of Representations:

The application was advertised by way of a site notice and individual neighbour notification letter with the statutory publicity date expiring on the 25th of April 2018. The application resulted in six initial objections. A further publicity period was undertaken as the plans had been significantly amended, this resulted in a further two representations from people who had previously objected. The comments are collectively summarised below.

Summary of Representations Received:

Sustainable design

Response: Covered in the amenity sections

Out of character

Response: Covered in the amenity sections

Overbearing

Response: Covered in the amenity sections

Loss of light

Response: Covered in the amenity sections

Harm amenities enjoyed by neighbours including safe and available on road parking

First preference is to re-use property rather than demolish

Lack of parking and impact on on-street parking

Response: The development provides adequate parking for the development. The road is not designated parking for neighbours it is a highway.

Contravenes government planning policy Parking Standards Annex A which requires 3.5 spaces for a 4 bedroom dwelling.

Response: Bradford Council's policy is for 1.5 spaces per dwelling across schemes. The development therefore needs to provide 3 parking spaces as a minimum.

False information in terms of CIL measurements

Response: The development is not within a CIL area that results in a fee being required however the information provided by the developer is not disputed.

Impact on Water pressure

Response: This is not a material planning consideration

Surface Water Drainage: The surface water from the drive can be either drained sustainably or via a trapped gully to the main sewer. A condition is recommended to be attached that the developer investigates the use of sustainable paving in the first instance which is a standard condition.

Overlooking

Response: Covered in the amenity sections

Local need

Response: The site will add to the mix of housing types already in the area.

Concerns regarding disturbance during building works

Response: Any disturbance would be relatively short lived and is controlled through existing legislation.

The applicant is only interested in profit

Response: This is not a material planning consideration

No room for scaffolding and boundary issues

Response: This is not a material planning consideration

Impact on a first floor side window on No.58.

Response: This is a small secondary window there is a window on the rear and also patio doors at first floor which is shown on the approved plans for a 2003 planning permission.

Consultations:

Drainage: No objection conditions recommended

Minerals section: No objection, recommended a precautionary condition regarding contamination.

Summary of Main Issues:

1. Principle
2. Density

3. Visual amenity
4. Residential amenity
5. Highway safety
6. Drainage

Appraisal:

1. Principle

The application site is currently occupied by a residential unit which previously formed two small dwellings but has been converted to one unit. The proposal would see this building demolished to create two four- bedroom dwellings. The site is not allocated for any specific land use and the proposed development for housing relates to the residential street scene and is therefore considered acceptable in principle subject to other material planning considerations discussed below.

2. Density

The density on the site would in effect be the same as the two dwellings that were originally on the site. Whilst the type of property will be significantly different from the current bungalow the density remains the same and is considered to make maximum use of the site.

3. Visual amenity

The proposed development has been amended from the original plans submitted to address issues of design and impact on neighbouring occupants. The proposed development as mentioned above would be a significant change from the current bungalow on the property, however, how the proposal relates to the character of the street scene is the main issue not the difference between the existing site and the proposed site. In terms of the street scene the plans do demonstrate that the dwellings proposed are comparable in height to the adjacent dwellings. The eaves level of the proposed dwellings is identical to the adjacent dwelling of No.58 Union Road and whilst there is a modest difference in the ridge height of around 600mm, this will not be noticeable from ground level. This is not considered to be out of keeping particularly given the mixture of property types in the street. In addition whilst the development proposed comes forward of No.66 Union Road the built form within the street is staggered owing to the different housing types and stages they were built and as a consequence this would not look out of place.

The development would include two small pitched style dormer windows to the front elevation and two pitch style dormer windows to the rear elevation which are bigger in size. The adjacent dwelling has a box style dormer to the front and a pitched style dormer to the rear with patio doors in which received planning approval. The proposed dormer windows are appropriately designed and would not appear out of place on these dwellings. The use of appropriate materials on the dormers is welcomed to create a design appropriate to the area.

The plans indicate the use of grey slate and reclaimed natural stone from the area which would be acceptable although a condition is recommended that the materials are agreed in writing.

The plans show a stone wall and fence to the front drive area and a stone retaining wall and fence to the rear which are considered to be acceptable in design terms.

The plans demonstrate that an appropriately designed housing development can be located on the site without resulting in any harm to the appearance of the street scene. The

development accords with policies DS1 and DS3 of the Core Strategy Development Plan Document.

4. Residential amenity

The development would replace an existing bungalow with a pair of two-storey, semi-detached dwellings with dormers. There would be no overlooking to the front or rear. The dwellings opposite the site are 25 metres away and the properties to the rear are in excess of 40 metres away. There are ground floor windows in the side elevation of the dwellings but these would not overlook private amenity space. The windows in the west side facing elevation would look out onto the blank gable of the extension to No.66 Union Road and a retaining wall. This is shown on the rear perspective plan. On the opposite side the windows would be screened by a boundary wall. The development does not raise any concerns in terms of overlooking.

The plans have been amended from originally submitted to take into account the impact on the adjacent dwellings. The plans show that the two storey element of the development would not break a 45 degree line from the rear elevation of No.58 Union Road. The single storey element of the extension is comparable to what is currently there as the existing bungalow extends back some distance. In this regard the development has less of an impact on No.58 Union Road than the current bungalow. On the opposite side the same applies the proposed development would have less of an impact than the existing property in terms of the rear elevation. The development does extend forward of No.66 Union Road, this property has been extended to the side with patio doors to the front elevation. Whilst the development will impact to some extent in terms of light up to midday, beyond this time there would be little to no impact in terms of light. It is not considered the development would result in significant harm to the occupants of this property in terms of outlook, light or overbearing impacts.

Whilst the fencing will run down the boundary to the property it will not impact on the outlook from the neighbouring windows as the properties are at a higher level.

The development is considered to satisfy the guidance contained within the Householder SPD and policy DS5 of the Core Strategy Development Plan Document.

It is however recommended that permitted development rights are removed to protect the neighbouring occupants with development that could otherwise be undertaken through permitted development rights.

5. Highway safety

The development is for two dwellings and would provide parking for 3 to 4 vehicles across the development. The Council's parking standards within the Appendix 4 of the Core Strategy Development Plan Document requires a maximum of 1.5 spaces per dwelling across a development. This scheme satisfies policy TR2 of the Core Strategy Development Plan Document. There are other drives within Union Road and other properties which are reliant purely on being able to park on the road. Whilst this development will remove available on-street parking it does not add a further burden to parking in the area as it provides off-street parking for the two dwellings. Based on the above the proposed development would not lead to any undue highway safety concerns.

6. Drainage

There are no insurmountable drainage concerns with the proposal. The development will be subject to further drainage details being provided to deal with foul and surface water

drainage. This will include firstly looking at sustainable drainage techniques for the site including permeable materials for the driveway. The development is considered to satisfy policy EN7 of the Core Strategy Development Plan Document.

Community Safety Implications:

There are no foreseen community safety concerns.

Equality Act 2010, Section 149:

In writing this report due regard has been taken of the need to eliminate unlawful discrimination, harassment and victimisation, advance equality of opportunity between different groups and foster good relations between different groups. It is not however considered that any issues with regard thereto are raised in relation to consideration of this application.

Reason for Granting Planning Permission:

The proposal is not considered harmful to visual amenity, residential amenity, or highway safety and is therefore considered to comply with the aforementioned policies of the Core Strategy Development Plan Document, and the Supplementary Planning Guidance contained within the Council's Householder Supplementary Planning Document.

Conditions of Approval:

1. The development to which this notice relates must be begun not later than the expiration of three years beginning with the date of this notice.

Reason: To accord with the requirements of Section 91 of the Town and Country Planning Act, 1990 (as amended).

2. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any subsequent equivalent legislation) no further windows, including dormer windows, or other openings shall be formed in the side elevations of the hereby permitted dwellings without the prior written permission of the Local Planning Authority.

Reason: To safeguard the privacy and amenity of occupiers of neighbouring properties and to accord with Policy DS5 of the Core Strategy Development Plan Document.

3. Notwithstanding any details shown on the submitted plans before development above damp proof course commences on site, arrangements shall be made with the Local Planning Authority for the inspection of all external facing and roofing materials to be used in the development hereby permitted. The samples shall then be approved in writing by the Local Planning Authority and the development constructed in accordance with the approved details.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and to accord with Policies DS1 and DS3 of the Core Strategy Development Plan Document.

4. Before any part of the development is brought into use, the proposed means of vehicular and pedestrian access hereby approved shall be laid out, hard

surfaced, sealed and drained within the site in accordance with the approved plan numbered A (10)-01 Rev E and completed to a constructional specification approved in writing by the Local Planning Authority.

Reason: To ensure that a suitable form of access is made available to serve the development in the interests of highway safety and to accord with guidance contained within the National Planning Policy Framework.

5. Any gates to be constructed as part of the development shall not open over the highway.

Reason: In the interests of highway safety and to accord with guidance within the National Planning Policy Framework.

6. Before the development is brought into use, the off street car parking facility shall be laid out, hard surfaced, sealed and drained within the curtilage of the site in accordance with the approved drawings. The gradient shall be no steeper than 1 in 15 except where otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to accord with Policy TR2 of the Core Strategy Development Plan Document.

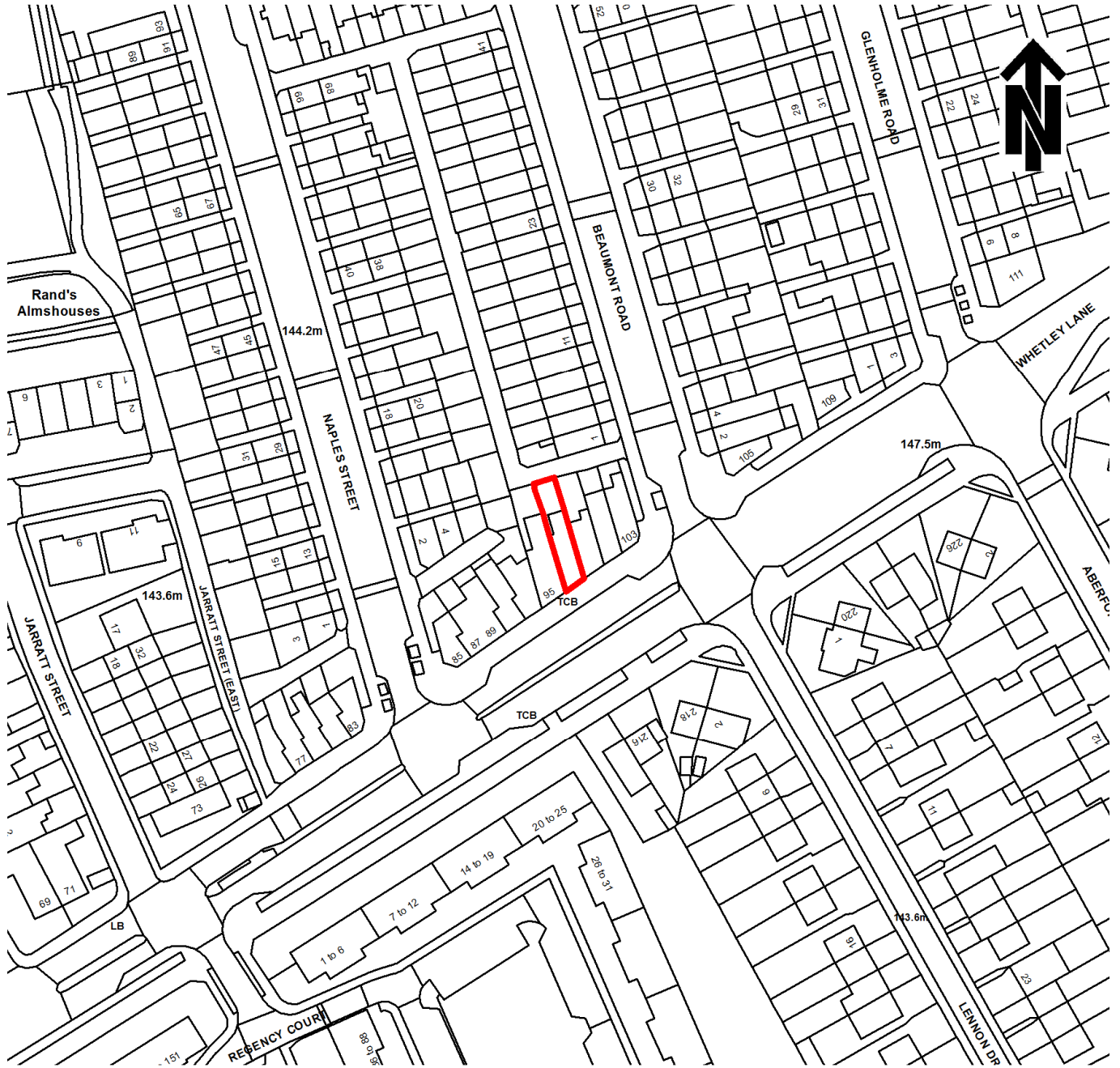
7. Construction of the dwellings hereby approved shall not begin until details of a scheme for separate foul and surface water drainage, including any existing water courses, culverts, land drains and any balancing works or off-site works have been submitted to and approved in writing by the Local Planning Authority. Surface water must first be investigated for potential disposal through use of sustainable drainage techniques and the developer must submit to the Local Planning Authority a report detailing the results of such an investigation together with the design for disposal of surface water using such techniques or proof that they would be impractical. The details and scheme so approved shall thereafter be implemented in full before the first occupation of the development.

Reason: To ensure proper drainage of the site and to accord with policy EN7 of the Core Strategy Development Plan Document.

8. In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority, an investigation and risk assessment must be undertaken, details of which must be submitted to the Local Planning Authority for approval in writing before the expiration of 1 month from the date on which the contamination was found. If remediation is found to be necessary, a remediation scheme must be prepared and submitted to the Local Planning Authority for approval in writing; following completion of measures identified in the approved remediation scheme and prior to the commencement of the use of the approved development a verification report must be prepared and submitted to the Local Planning Authority for approval in writing.

Reason: To ensure that risks from land contamination are minimised, in accordance with policy EN8 of the Core Strategy Development Plan Document and guidance within the National Planning Policy Framework.

18/02596/FUL



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97 Whetley Lane
Bradford
BD8 9DS

5 September 2018

Item: C
Ward: MANNINGHAM
Recommendation:
TO GRANT PLANNING PERMISSION

Application Number:
18/02596/FUL

Type of Application/Proposal and Address:
This is a full planning application for the installation of a first floor shop front window at 97 Whetley Lane, Bradford.

Applicant:
Mr Mohammed Tasib

Agent:
Mr Zakaria Chhima (Faum Architecture)

Site Description:
The site is a mid-terrace property fronting on to Whetley Lane. The building is in use as a small retail unit, within a row of similar retail units.

Relevant Site History:
11/04915/FUL - Shop front alterations to existing property - Granted 22.12.2011

The National Planning Policy Framework (NPPF):
The National Planning Policy Framework is now a material planning consideration on any development proposal. The Framework highlights the fact that the purpose of the planning system is to contribute to the achievement of sustainable development and that there is a presumption in favour of sustainable development which can deliver:-

- i) Planning for prosperity (an economic role) - by ensuring that sufficient land of the right type and in the right places is available to allow growth and innovation;
- ii) Planning for people (a social role) - by promotion of strong, vibrant and healthy communities by providing an increase supply of housing to meet the needs of present and future generations and by creating a good quality built environment with accessible local services;
- iii) Planning for places (an environmental role) - by protecting and enhancing the natural, built and historic environment, adapting to climate change including moving to a low-carbon economy.

As such the Framework suggests local planning authorities should approve development proposals that accord with statutory plans without delay.

Local Plan for Bradford:
The Core Strategy Development Plan Document was adopted on 18 July 2017 though some of the policies contained within the preceding Replacement Unitary Development Plan (RUDP), saved for the purposes of formulating the Local Plan for Bradford, remain applicable

until adoption of Allocations and Area Action Plan development plan documents. The site is unallocated on the Replacement Unitary Development Plan. Accordingly, the following adopted Core Strategy policies are applicable to this proposal.

Core Strategy Policies

DS3 – Urban Character

Parish Council:

N/A

Publicity and Number of Representations:

A site notice and neighbour notification letters advertised the application. The publicity period expired on 5th August 2018. No representations have been received.

Summary of Representations Received:

N/A

Consultations:

N/A

Summary of Main Issues:

1. Impact on Local Environment.

Appraisal:

1. Impact on Local Environment.

The proposal seeks permission for the installation of a new shop front window at first floor in the front elevation of a retail unit on Whetley Lane. The window will occupy a large proportion of the first floor of the property and be almost the same width as the ground floor shop front. The window will not appear visually incongruous within the street scene, where there is a range of shop frontages. Whilst the proposed alteration is not particularly in keeping with the typical appearance of traditional terraced properties, this row of buildings have retail uses that ensure the development will not appear significantly out of character. As such, the overall visual impact of the proposed works is acceptable and compliant with the requirements of policy DS3 of the Core Strategy Development Plan Document and the National Planning Policy Framework.

Community Safety Implications:

There are no apparent community safety implications.

Equality Act 2010, Section 149:

In writing this report due regard has been taken of the need to eliminate unlawful discrimination, harassment and victimisation, advance equality of opportunity between different groups and foster good relations between different groups. It is not however considered that any issues with regard thereto are raised in relation to consideration of this application.

Reason for Granting Planning Permission:

The proposal is not considered harmful to visual amenity, residential amenity, or highway safety and is therefore considered to comply with the aforementioned policies of the

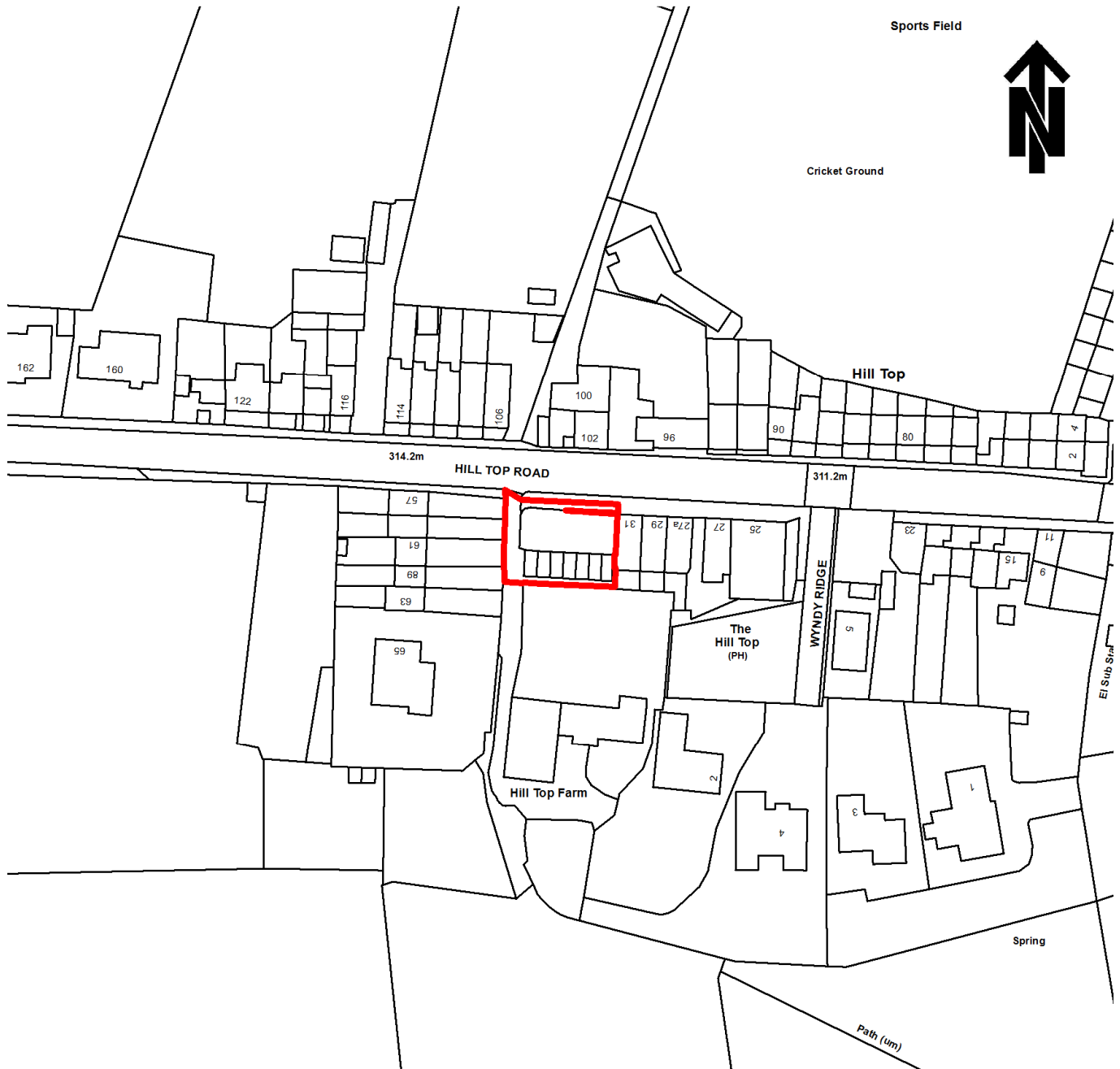
Replacement Unitary Development Plan, the Core Strategy Development Plan Document, and the National Planning Policy Framework.

Conditions of Approval/Reasons for Refusal:

1. The development to which this notice relates must be begun not later than the expiration of three years beginning with the date of this notice.

Reason: To accord with the requirements of Section 91 of the Town and Country Planning Act, 1990 (as amended).

18/01682/OUT



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**Garages West Of
31 Hill Top Road
Long Row
Thornton
Bradford**

5 September 2018

Item: D
Ward: THORNTON AND ALLERTON
Recommendation:
TO GRANT PLANNING PERMISSION WITH CONDITIONS

Application Number:
18/01682/OUT

Type of Application/Proposal and Address:
This is an application for outline consent with access and layout details submitted for approval on a parcel of land to the west of 31 Hill Top Road, Thornton.

Applicant:
M Luscombe

Agent:
Mr Ian Swain

Site Description:
The site comprises a parcel of land to the west of 31 Hill Top Road, which currently accommodates a block of seven garages and forecourt fronting on to Hill Top Road. The garages are constructed of concrete walls and metal sheet roofing and are of little architectural merit. The surrounding area is predominantly residential and is generally characterised by traditional style properties. There are a number of listed buildings in the vicinity.

Relevant Site History:
N/A

The National Planning Policy Framework (NPPF):
The National Planning Policy Framework is now a material planning consideration on any development proposal. The Framework highlights the fact that the purpose of the planning system is to contribute to the achievement of sustainable development and that there is a presumption in favour of sustainable development which can deliver:-

- i) Planning for prosperity (an economic role) - by ensuring that sufficient land of the right type and in the right places is available to allow growth and innovation;
- ii) Planning for people (a social role) - by promotion of strong, vibrant and healthy communities by providing an increase supply of housing to meet the needs of present and future generations and by creating a good quality built environment with accessible local services;
- iii) Planning for places (an environmental role) - by protecting and enhancing the natural, built and historic environment, adapting to climate change including moving to a low-carbon economy.

As such the Framework suggests local planning authorities should approve development proposals that accord with statutory plans without delay.

Local Plan for Bradford:

The Core Strategy Development Plan Document was adopted on 18 July 2017 though some of the policies contained within the preceding Replacement Unitary Development Plan (RUDP), saved for the purposes of formulating the Local Plan for Bradford, remain applicable until adoption of Allocations and Area Action Plan development plan documents. The site is unallocated on the Replacement Unitary Development Plan, but is located within the Thornton and Queensbury Landscape Character Area and within the setting of several listed buildings. Accordingly, the following adopted Core Strategy policies are applicable to this proposal.

Core Strategy Policies

DS1 Achieving Good Design
DS2 Working with the Landscape
DS3 Urban Character
DS4 Streets and Movement
DS5 Safe and Inclusive Place
EN3 Historic Environment
EN4 Landscape
TR2 Parking Policy
HO5 Density of Housing Schemes
HO6 Maximising use of Previously Developed Land

Parish Council:

N/A

Publicity and Number of Representations:

A site notice, press advertisement, and neighbour notification letters advertised the application. The publicity period expired on 8th June 2018. The LPA received six objections from local residents.

Summary of Representations Received:

- Loss of parking for local residents
- On-street parking pressures
- Access is unsuitable for manoeuvres
- Potential overlooking
- Neighbours not notified/did not have time to comment

Consultations:

Rights of Way – Public right of way runs adjacent to the site. Recommend standard footnote.

Environmental Health – Past uses and nearby historic landfill sites present a low risk of contamination. Suggested standard conditions related to unexpected contamination and materials importation.

Minerals and Waste – Suggested condition for unexpected contamination (as per Environmental Health suggestions)

Conservation – The site is located within the setting of several listed buildings and previously accommodated a row of back-to-back properties. There is scope for residential development without harming the listed buildings and could even repair damage done to the streetscape

following the demolition of the previous back-to-back properties. The design of the proposed dwellings should respect the surrounding traditional properties in terms of design, scale, and materials.

Highways (Case conference) – The access track to the side of the site is of insufficient width to allow access into the proposed parking spaces. The amended site plan overcomes access concerns by proposing separate driveways for each proposed dwelling from Hill Top Road. This will provide appropriate access and off-street parking to serve the proposed development.

Summary of Main Issues:

1. Principle of the development.
2. Matters not reserved: access and layout
3. Other planning matters
4. Outstanding matters raised by representations.

Appraisal:

1. Principle of the development.

The application seeks outline consent for a residential development consisting of one pair of semi-detached dwellings on land off Hill Top Road, Thornton. The application seeks approval of access and layout only, with the appearance, landscaping, and scale reserved for later consideration.

The Revised National Planning Policy Framework promotes a presumption in favour of sustainable development. The site currently accommodates a row of single storey garages and forecourt fronting on to Hill Top Road and the site therefore constitutes previously developed land (brownfield). The site is unallocated on the Replacement Unitary Development Plan and is therefore not protected for any uses other than those that accord with the general policies of the RUDP.

The Revised NPPF continues the housing delivery aims set out in the NPPF, whereby local planning authorities should boost significantly the supply and mix of new housing. The site is relatively close to local services and facilities, and public transport in the form of regular bus routes. These factors weigh significantly in favour of the scheme and the principle of the housing development on this site is acceptable.

2. Matters not reserved: access and layout

The application submits details of access and layout for approval. The scheme has been amended to alter the access point so that each property will have its own driveway from Hill Top Road instead of using the adjacent access track, which has inadequate width to allow vehicles to manoeuvre in/out of the proposed parking spaces. Most properties in the area do not benefit from off-street parking, instead relying on on-street parking availability instead.

The layout of the development allows for the provision of sufficient off-street parking spaces for the dwellings, in line with required parking standards. As such, the proposal is considered unlikely to result in any significant conflicts or adverse implications for highway and pedestrian safety.

Historic maps from the early 20th century indicate buildings on this site, attached to No.31 Hill Top Road. The site can clearly accommodate residential properties and the layout

demonstrates a suitable relationship with neighbouring properties. The proposed access and layout are therefore acceptable and compliant with the requirements of the Core Strategy Development Plan Document and National Planning Policy Framework.

3. Other planning matters

The proposal reserves approval of appearance, landscaping, and scale for later approval. A reserved matters application would need to consider the surrounding area and built form to ensure that the scale, design, choice of materials, and landscaping are appropriate, particularly in the context of nearby listed buildings. The proposal raises no other planning related matters that cannot be controlled successfully through appropriate conditions.

4. Outstanding matters raised by representations

A number of representations refer to local residents' using the existing garages for parking of private vehicles. However, the garages appear to be privately owned and leased through private agreements. Private matters such as this cannot be taken into account when assessing the planning application.

Other representations have raised concerns with a lack of neighbour notification letters and site notice. In accordance with the Council's publicity protocol, neighbour notification letters, site notice, and press advert advertised the application. A further site notice and neighbour notification letters were issued following a clarification of the site address and receipt of an amended site plan.

Community Safety Implications:

There are no apparent adverse community safety implications.

Equality Act 2010, Section 149:

In writing this report due regard has been taken of the need to eliminate unlawful discrimination, harassment and victimisation, advance equality of opportunity between different groups and foster good relations between different groups. It is not however considered that any issues with regard thereto are raised in relation to consideration of this application.

Reason for Granting Planning Permission:

The proposal is not considered harmful to visual amenity, residential amenity, or highway safety and is therefore considered to comply with the aforementioned policies of the Replacement Unitary Development Plan, the Core Strategy Development Plan Document, and the Revised National Planning Policy Framework.

Conditions of Approval/Reasons for Refusal:

1. Application for approval of the matters reserved by this permission for subsequent approval by the Local Planning Authority shall be made not later than the expiration of three years beginning with the date of this notice.

Reason: To accord with the requirements of Section 92 of the Town and Country Planning Act, 1990 (as amended).

2. The development to which this notice relates must be begun not later than the expiration of two years from the date of the approval of the matters reserved by this permission for subsequent approval by the Local Planning Authority, or in the case of

approval of such matters on different dates, the date of the final approval of the last of such matters to be approved.

Reason: To accord with the requirements of Section 92 of the Town and Country Planning Act, 1990 (as amended).

3. Before any development is begun plans showing the:

- i) appearance
- ii) landscaping
- iii) scale

must be submitted to and approved in writing by the Local Planning Authority.

Reason: To accord with the requirements of Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4. Prior to the first occupation of the hereby approved dwellings, all areas indicated to be used for vehicular access and parking shall be laid out with a hard surfaced porous material and drained within the curtilage of the site in accordance with the approved site plan.

Reason: In the interests of highway safety and to accord with Policies TR2 and EN7 of the Core Strategy Development Plan Document and the National Planning Policy Framework.

5. Any gates to be constructed as part of the development shall not open over the highway.

Reason: In the interests of highway safety and to accord with Policy TR2 and DS4 of the Core Strategy Development Plan Document.

6. If, during the course of development, contamination is found to be present, no further works shall be undertaken in the affected area and the contamination shall be reported to the Local Planning Authority as soon as reasonably practicable (but within a maximum of 5 days from the find). Prior to further works being carried out in the identified area, a further assessment shall be made and appropriate remediation implemented in accordance with a scheme also agreed in writing by the Local Planning Authority.

Reason: To ensure that the site is remediated appropriately for its intended use and to comply with policy with policy EN8 of the Core Strategy Development Plan Document.

7. A methodology for the quality control of any material brought to the site for use in filling, level raising, landscaping and garden soils methodology shall be submitted to, and approved in writing by the Local Planning Authority prior to materials being brought to site.

A verification report prepared in accordance with the approved quality control methodology shall be submitted to, and approved in writing by the Local Planning Authority on completion of the development.

Reason: To ensure that all materials brought to the site are acceptable, to ensure that contamination/pollution is not brought into the development site and to comply with policy EN8 of the Core Strategy Development Plan Document.

8. Prior to the first occupation of the hereby approved dwellings, the telegraph pole and any other street furniture causing an obstruction to the hereby approved points of access identified on the hereby approved site plan, received by the Local Planning Authority on 21st August 2018 shall be relocated to a position where it will not restrict access to the proposed vehicular parking area. Separate consent may be required to move any such structures and the granting of planning permission does not override any such requirements.

Reason: In the interests of highway safety and parking provision and to comply with policy TR2 of the Core Strategy Development Plan Document and the National Planning Policy Framework.

Footnotes:

Rights of Way:

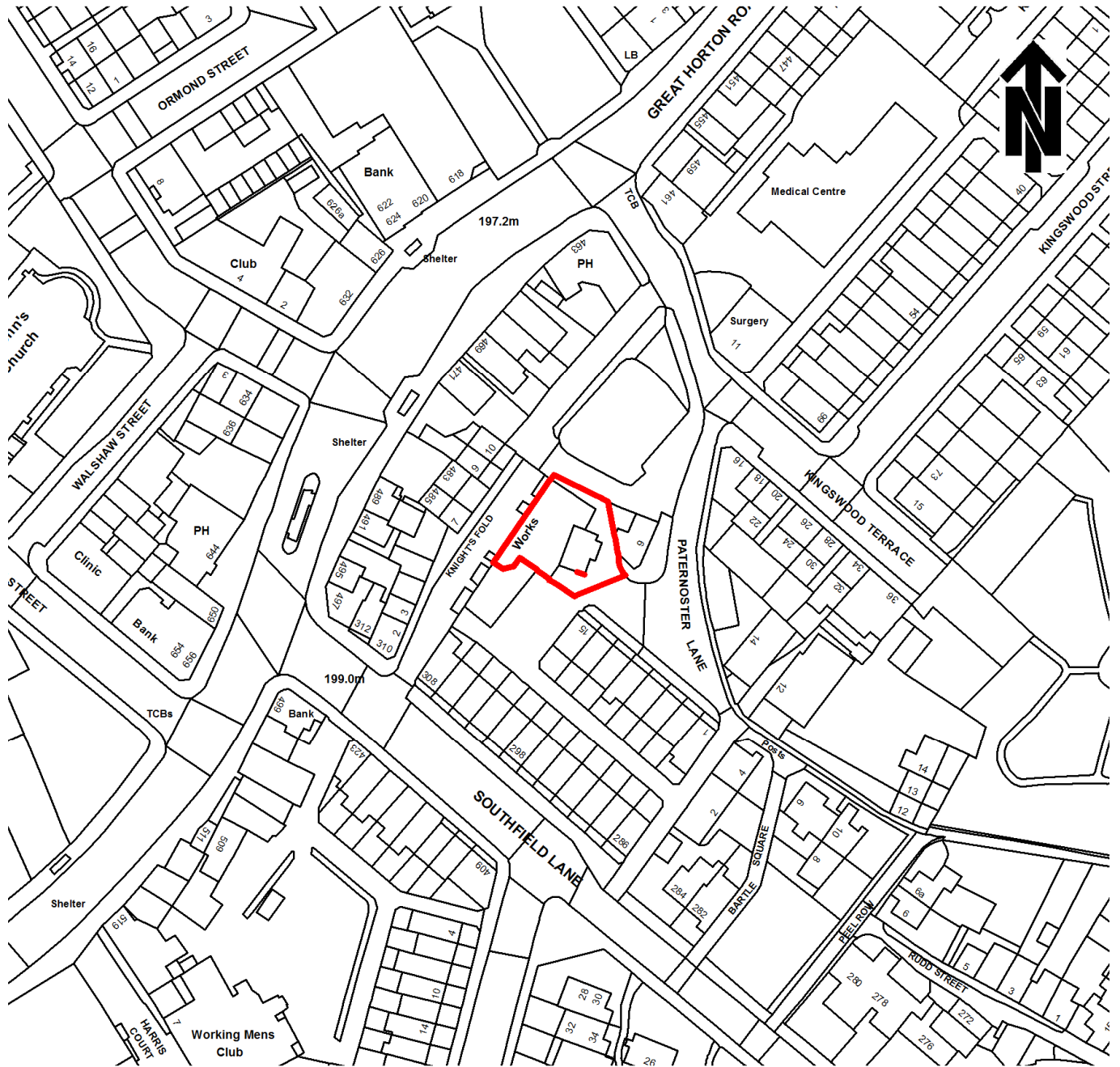
- The affected public footpaths must not be obstructed by any plant, materials or equipment. Even the temporary storage of materials on the footpath is not permitted. Any obstruction of the route constitutes an offence under the Highways Act 1980 and will be pursued accordingly.
- If works mean that the public right of way cannot be kept open because of safety hazards, a temporary diversion or closure order must be obtained. Please phone Andrew Dilley on 01274 432393 or email andrew.dilley@bradford.gov.uk for details.
- Even if planning permission is granted, no new stiles, gates, barriers or other structures can be erected on or across a public right of way without prior approval from the Council's Rights of Way Section. The requirements of the Equalities Act must also be considered.
- If works alongside the public footpaths present a danger to path users the affected section should be fenced off with safety netting
- The surface of the footpath should not be disturbed, however, if damage to the public footpaths caused by development works does occur, it must be promptly repaired by the applicant at their expense. If any changes are proposed that would affect the surface in any way, these must be approved, in advance by the Rights of Way Section.
- If building works remove features that would enable users to find the footpath, the line of the footpath must be clearly indicated by some other means, as this will help to minimise conflict and difficulties on site.

Coal Authority:

Footnote: The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

18/01140/FUL



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Lion Works
Paternoster Lane
Bradford
BD7 3LP

5 September 2018

Item: E
Ward: GREAT HORTON
Recommendation:
TO GRANT PLANNING PERMISSION

Application Number:
18/01140/FUL

Type of Application/Proposal and Address:
A full planning application for the conversion of the educational centre at Lion Works, Paternoster Lane, Bradford into four self-contained flats.

Applicant:
Mr Michael

Agent:
Zeshan Khawaja

Site Description:
The site consists of a long narrow two storey stone built building which runs alongside the boundary with Knights Fold to the rear of the site. To the front of the site there is a two storey building, similar in form and appearance to a small dwelling. The dwellings are linked by a large flat roof extension between the two buildings. There is limited external curtilage beyond this, what is available is to the front of the site. The wider locality is predominantly residential characterised by traditional terrace style dwellings.

Relevant Site History:
05/06317/FUL – Construction of 7 two-storey four bedroomed town houses with dormers and basements - Refused

13/03229/FUL – Change of use from B1/B2 to D1 non-residential institution -Granted

15/00900/FUL – Conversion of store to house in multiple occupation with retail unit, aluminium frontage and single storey extension - Granted

17/05491/FUL - Conversion of educational centre into four self-contained flats - Refused

The National Planning Policy Framework (NPPF):

The National Planning Policy Framework is now a material planning consideration on any development proposal. The Framework highlights the fact that the purpose of the planning system is to contribute to the achievement of sustainable development and that there is a presumption in favour of sustainable development which can deliver:-

- i) Planning for prosperity (an economic role) - by ensuring that sufficient land of the right type and in the right places is available to allow growth and innovation;
- ii) Planning for people (a social role) - by promotion of strong, vibrant and healthy communities by providing an increase supply of housing to meet the needs of present

and future generations and by creating a good quality built environment with accessible local services;

- iii) Planning for places (an environmental role) - by protecting and enhancing the natural, built and historic environment, adapting to climate change including moving to a low-carbon economy.

As such the Framework suggests local planning authorities should approve development proposals that accord with statutory plans without delay.

Local Plan for Bradford:

The Core Strategy Development Plan Document was adopted on 18 July 2017 though some of the policies contained within the preceding Replacement Unitary Development Plan (RUDP), saved for the purposes of formulating the Local Plan for Bradford, remain applicable until adoption of Allocations and Area Action Plan development plan documents. The site is unallocated, but falls within the Great Horton Conservation Area. Accordingly, the following adopted Core Strategy policies are applicable to this proposal.

Core Strategy Policies

SC9 - Making Great Places
DS1 – Achieving Good Design
DS3 – Urban Character
DS5 – Safe and Inclusive places
EN3 – Historic Environment

Parish Council:

N/A

Publicity and Number of Representations:

The application has been publicised by individual neighbour notification letters, site notice and in the local press. The publicity period expired on the 27th April 2018. Three individual letters of representation and a seven signature petition have been received objecting to the proposal.

Summary of Representations Received:

The grounds for objection are as follows:

- Parking
- Anti-social behaviour
- Increase in litter

Consultations:

Drainage – No comments

Conservation – Raised no concerns to a previous application for the same development given the limited external alterations.

Rights of Way – The proposals show two windows to be installed in the elevation adjacent to the adopted route. The windows should be designed so that if they are opened they do not protrude into the adjacent route and cause a potential hazard to passing pedestrians.

Summary of Main Issues:

1. Principle
2. Residential Amenity
3. Visual Amenity
4. Highway Safety
5. Other issues

Appraisal:

1. Principle

The proposal is for the creation of four self-contained flats. The House of Multiple Occupation (HMO) detailed on the plans has previously been granted planning permission.

There are no policy restrictions that would prevent the principle of this change of use, and a residential use would be in keeping with the prevailing land use within this locality. Notwithstanding, a previous application for the creation of four flats has been refused due to concerns about the amenity of future occupants.

The main issues will now be considered:

2. Residential Amenity

External alterations are limited and do not consist of any aspects that would be deemed a threat to neighbouring amenity. There is no significant extension or increase in massing and new windows do not offer the opportunity for unrestricted overlooking. An acceptable distance is maintained to a recently approved development beyond the boundary to the north.

Further to the above, it was previously considered that by reason of limited access to natural light and outlook the flats created undesirable living conditions harmful to the amenity of future residents. These concerns have been satisfactorily addressed by the reconfiguration of the internal layout. The new flats now have a predominantly open plan layout which ensures that natural will diffuse throughout the habitable areas, and whilst the accommodation provided is limited it is now considered to provide adequate living conditions for the future occupants. The requirements of the NPPF and policy DS5 of the Core Strategy Development Plan Document are thereby satisfied.

3. Visual Amenity

Visually the changes are negligible. The alterations proposed are deemed suitable, and given the state of the building, which appears to be currently out of use, bringing the building into and active use will have discernible benefits for the appearance and upkeep of the building. The application accords with policies DS1, DS3 and EN3 of the Core Strategy Development Plan Document.

4. Highway Safety

Whilst highways have not been consulted on this proposal, concerns were raised on a previous application given the lack of parking. However, as with the previous application, consideration has to be given to the level of traffic and demand generated as a result of the current use, and in all likelihood this is likely to be greater than that as a consequence of the proposed development. Furthermore, based on the size of the units, the location of nearby shops and services, the regular bus route to the city centre car ownership would not be

essential. The proposal is therefore not considered to be a significant threat to highway safety, and accords with the National Planning Policy Framework.

5. Other issues

Anti-social behaviour as a direct consequence of this development is difficult to establish, and given the proposal is likely to improve natural surveillance of the locality, and result in less activity than the existing approved use, it would not be envisaged that this development represents a less significant threat than the existing use. The same is true in respect to the concerns raised in respect of litter.

Community Safety Implications:

None foreseen

Equality Act 2010, Section 149:

In writing this report due regard has been taken of the need to eliminate unlawful discrimination, harassment and victimisation, advance equality of opportunity between different groups and foster good relations between different groups. It is not however considered that any issues with regard thereto are raised in relation to consideration of this application.

Reason for Granting Planning Permission:

The development is not considered to adversely affect the character of the conservation area or host property. It is considered that the proposal will not have any significant adverse effects upon the residential amenity of the neighbouring residents or future occupants and is acceptable in terms of highway safety. As such the proposal is considered to be in accordance with the requirements of the National Planning Policy Framework and policies DS1, DS3, DS5 and EN3 of the Core Strategy Development Plan Document.

Conditions of Approval:

1. The development to which this notice relates must be begun not later than the expiration of three years beginning with the date of this notice.

Reason: To accord with the requirements of Section 91 of the Town and Country Planning Act, 1990 (as amended).

2. Full details of a bin storage enclosure shall be submitted to and approved in writing by the Local Planning Authority. The enclosure shall then be provided in accordance with the approved details prior to the first occupation of the dwellings hereby permitted and retained thereafter.

Reason: In the interest of visual amenity and highway safety and to comply with policies DS3, DS5 and EN3 of the Core Strategy Development Plan Document.

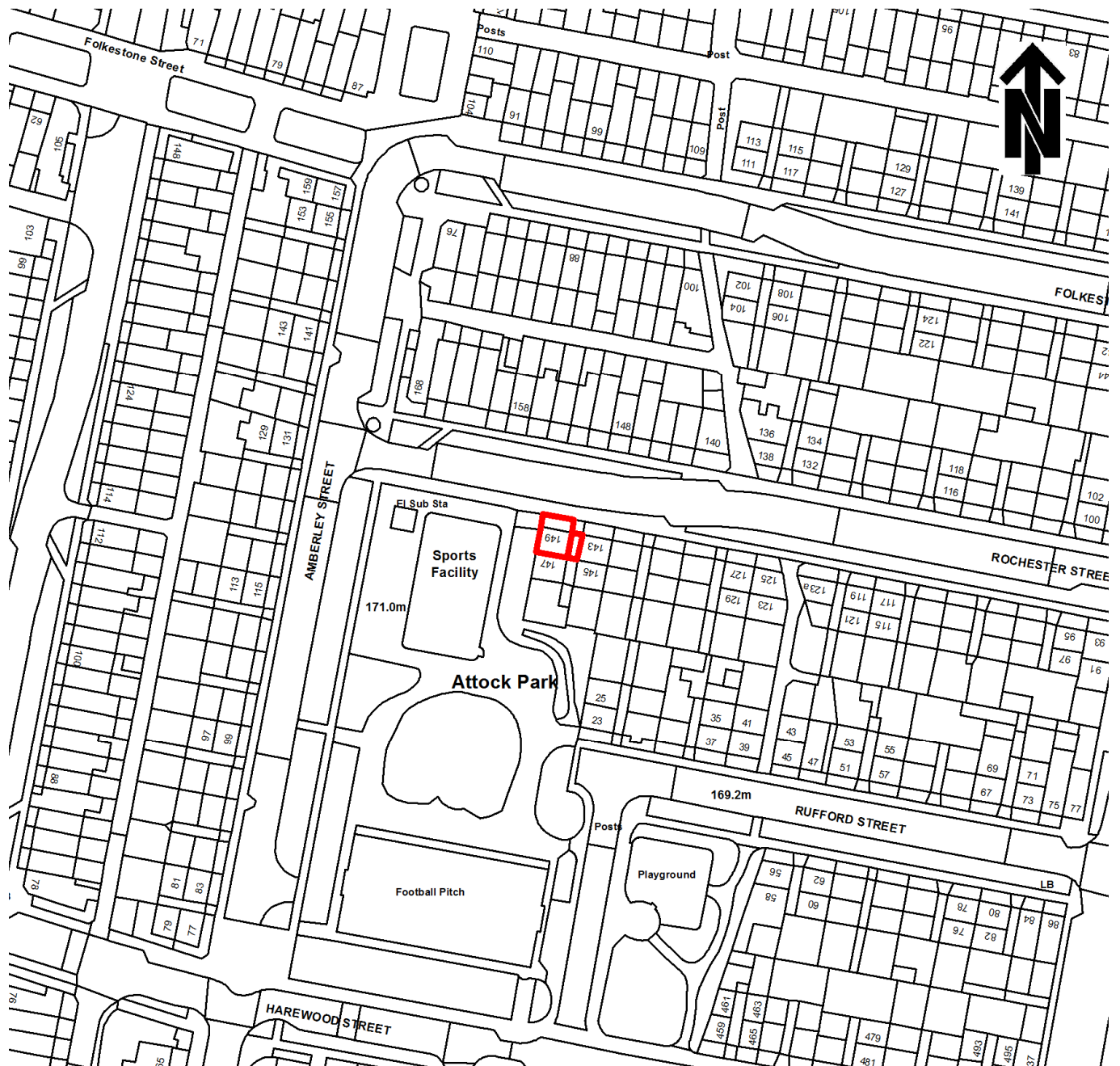
3. New windows to be installed as part of the development shall not open over the public footpath.

Reason: In the interests of pedestrian safety and to accord with Policy DS5 of the Core Strategy Development Plan Document and the National Planning Policy Framework.

18/02472/HOU



City of
BRADFORD
METROPOLITAN DISTRICT COUNCIL



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149 Rochester Street
Bradford
BD3 8AU

5 September 2018

Item: F
Ward: BRADFORD MOOR
Recommendation:
TO REFUSE PLANNING PERMISSION

Application Number:
18/02472/HOU

Type of Application/Proposal and Address:
Construction of porch to front (retrospective) at 149 Rochester Street, Bradford.

Applicant:
Mr Tariq Mahmood

Agent:
Khawaja Planning Services

Site Description:
The application property is a back-to-back two-storey house fronting onto Rochester Street. The front curtilage is characterised by a shallow depth. The porch, subject of this application, is in situ.

Relevant Site History:
There is no planning history to this site. However, Members are made aware that a number of Enforcement Notices have been recently issued for similar front extensions in this locality.

The National Planning Policy Framework (NPPF):
The National Planning Policy Framework is now a material planning consideration on any development proposal. The Framework highlights the fact that the purpose of the planning system is to contribute to the achievement of sustainable development and that there is a presumption in favour of sustainable development which can deliver:-

- i) Planning for prosperity (an economic role) - by ensuring that sufficient land of the right type and in the right places is available to allow growth and innovation;
- ii) Planning for people (a social role) - by promotion of strong, vibrant and healthy communities by providing an increase supply of housing to meet the needs of present and future generations and by creating a good quality built environment with accessible local services;
- iii) Planning for places (an environmental role) - by protecting and enhancing the natural, built and historic environment, adapting to climate change including moving to a low-carbon economy.

As such the Framework suggests local planning authorities should approve development proposals that accord with statutory plans without delay.

Local Plan for Bradford:
The Core Strategy for Bradford was adopted on 18 July 2017 though some of the policies contained within the preceding Replacement Unitary Development Plan (RUDP), saved for

the purposes of formulating the Local Plan for Bradford, remain applicable until adoption of Allocations and Area Action Plan development plan documents. The site is unallocated within the RUDP. Accordingly, the following adopted Core Strategy policies are applicable to this proposal.

Policies

DS1 – Achieving good design

DS3 – Urban character

SC9 – Making great places

Householder Supplementary Planning Document

Parish Council:

N/A

Publicity and Number of Representations:

Application publicised by way of neighbour notification letters. The overall expiry for the publicity was 16 July 2017.

One letter of support has been received from a Ward Councillor.

Summary of Representations Received:

Porch allows additional space for storage and frees up space allowing children to study.

Summary of Main Issues:

1. Impact on the Local Environment
2. Residential Amenity
3. Other Issues Raised in Representations

Appraisal:

1. Impact on the Local Environment

Design principle 1 of the Householder SPD (P10) states that “extension forward of the front wall, other than small porches and canopies, are unlikely to be acceptable”. Under Section 3 Part 1 of the Householder SPD (page 18) there is requirement to maintain the uniformity appearance of the street in order to avoid disruption to the front.

The frontage is constrained by a shallow front curtilage depth and in relation to this small front curtilage area the front intervention appears stark by virtue of the depth and width of the porch almost reaching the boundaries of the front curtilage. This has a disrupting effecting along the uniform frontage in terms of character, and scale. It is noted that other porches within the immediate vicinity are generally much smaller and only cover the front door. The Council has also taken enforcement action against a number of unauthorised porches similar to the one proposed here in surrounding streets.

The current application is considered to be significantly harmful to visual amenity and therefore fails to comply with Policies DS1 and DS3 of the Council’s Strategy and with the design principles 1 and 4 of the Council’s approved Householder SPD.

2. Residential Amenity

The depth of the front porch is less than 3m in depth and the whole of the frontage of is open to public view. As such the proposal would not be harmful to neighbour's amenities and is not considered to conflict with design principles 2 and 3 of the Council's approved Householder SPD.

3. Other Issues Raised in Representations

Whilst the porch provides additional space for the family it does not provide space which is considered to be for essential needs.

Community Safety Implications:

There are no apparent community safety implications.

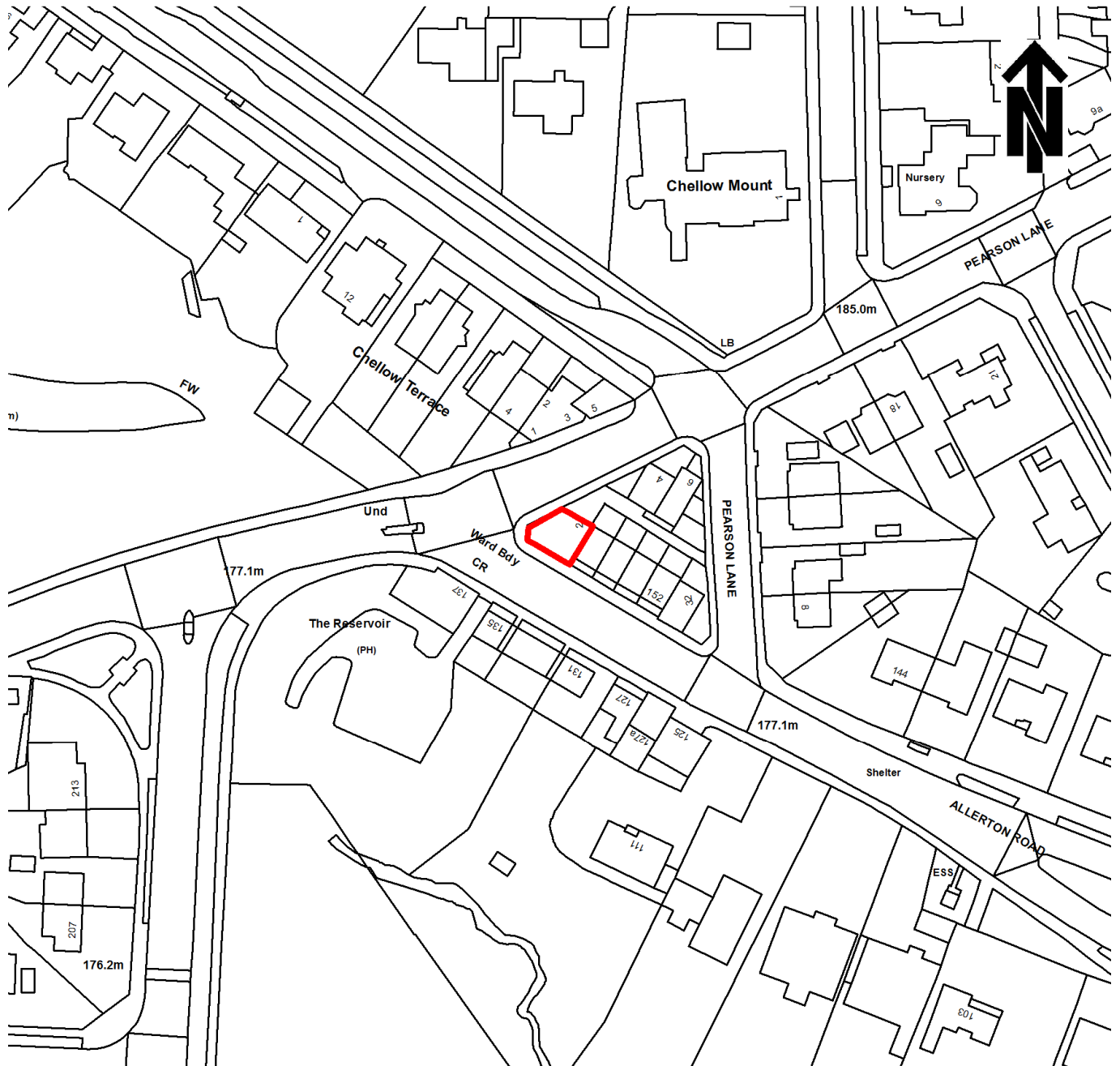
Equality Act 2010, Section 149:

In writing this report due regard has been taken of the need to eliminate unlawful discrimination, harassment and victimisation, advance quality of opportunity between different groups and foster good relations between different groups. The issue of meeting the needs of Applicant, suffering from disabilities, has been discussed and assessed in the body of this report. The application making provision for a disabled person is noted.

Reasons for Refusal:

1. The front porch by virtue of the depth and width set within the modest sized front curtilage would disrupt the uniform frontage of the street thereby creating a strident and disruptive feature to the front elevation. Furthermore as a result of its overall scale, mass, use of materials and detailed design the porch appears incongruous in the street scene and has an adverse effect on the character and appearance of the area. The front intervention would therefore be contrary to the advice contained within the Householder Supplementary Planning Document and Policies DS1 and DS3 of the Council's Core Strategy Development Plan Document.

18/02495/FUL



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160 - 160A Allerton Road
Bradford
BD8 0AA

5 September 2018

Item: G
Ward: TOLLER
Recommendation:
TO REFUSE PLANNING PERMISSION

Application Number:
18/02495/FUL

Type of Application/Proposal and Address:
A full planning permission is sought for the Change of use from A1 to A3 café at 160 - 160A Allerton Road.

Applicant:
Mr Usman Yaqoob

Agent:
Faum Architecture

Site Description:
The site is on a corner plot at the junction of Pearson Lane and Allerton Road, directly adjoining a busy junction controlled by a mini roundabout. Parking restrictions are in place around the junction continuing into the surrounding streets. The site is a recently renovated 3 storey building which replaced a fire damaged building. Its last use at ground floor was A1 retail. There are a few retail premises in the vicinity but the area could be described as being predominantly residential whilst being located close to several major traffic routes that carry large volumes of traffic at most times of the day.

Relevant Site History:
13/01505/FUL External alterations to include new aluminium shop frontages and additional entrance to facilitate the use as two separate retail units GRANT 12.06.2013

14/01836/FUL First and second floor extension with new roof and dormer windows to form one bed apartment and extension to side GRANT 17.07.2014

17/05995/FUL Change of use of vacant shop to A3 café WITHDRAWN 16.01.2018

17/05996/ADV Installation of LED halo signage with projecting sign REFUSE 15.12.2017

18/00749/FUL Change of use of vacant shop to A3 cafe REFUSE 10.04.2018

Reason for refusal:

The proposal fails to provide any off street parking. This site is located in a very busy and sensitive part of the highway network where there are parking restrictions in place. The lack of convenient on street parking is likely to result in indiscriminate parking on and around the junction which will result in conditions prejudicial to highway and pedestrian safety as well as inconvenience and disturbance to surrounding residents. In the absence of any demonstrable public benefit to outweigh this harm the proposal is unacceptable in terms of highway safety and contrary to policies TR2, DS4 and DS5 of the Core Strategy Development Plan Document and the National Planning Policy Framework.

The National Planning Policy Framework (NPPF):

The National Planning Policy Framework is now a material planning consideration on any development proposal. The Framework highlights the fact that the purpose of the planning system is to contribute to the achievement of sustainable development and that there is a presumption in favour of sustainable development which can deliver:-

- i) Planning for prosperity (an economic role) - by ensuring that sufficient land of the right type and in the right places is available to allow growth and innovation;
- ii) Planning for people (a social role) - by promotion of strong, vibrant and healthy communities by providing an increase supply of housing to meet the needs of present and future generations and by creating a good quality built environment with accessible local services;
- iii) Planning for places (an environmental role) - by protecting and enhancing the natural, built and historic environment, adapting to climate change including moving to a low-carbon economy.

As such the Framework suggests local planning authorities should approve development proposals that accord with statutory plans without delay.

Local Plan for Bradford:

The Core Strategy for Bradford was adopted on 18 July 2017 though some of the policies contained within the preceding Replacement Unitary Development Plan (RUDP), saved for the purposes of formulating the Local Plan for Bradford, remain applicable until adoption of Allocations and Area Action Plan development plan documents. The site is not allocated for any specific land-use in the RUDP. Accordingly, the following adopted Core Strategy and saved RUDP policies are applicable to this proposal.

Proposals and Policies

DS1 – Achieving good design
DS3 – Urban character
DS4 - Street and movement
DS5 – Safe and Inclusive Places
SC9 – Making great places
TR2 – Parking policy

Parish Council:

Not applicable.

Publicity and Number of Representations:

The application was publicised by way of site notices and neighbour notification letters. The overall expiry date was 30 July 2018. One objection and one supporting letter (Ward Councillor) has been received.

Summary of Representations Received:

The following is a summary of the issues raised:

1. Previously refused
2. Compromise parking access for residents and a distraction at a busy mini roundabout.

3. Nuisance in residential area through noise
4. Inadequate justification for refusal. Development would not have detrimental effect on area. Local residents have not applied for parking permits.

Consultations:

Highways: The proposal fails to provide suitable off-street parking when measured against the requirements set out in Appendix 4 of the Core Strategy likely to result in an increase in on-street parking on or around a busy junction resulting in conditions prejudicial to pedestrian and highway safety.

Environmental Protection: Serious concerns that customers will park on double yellow lines and it would be detrimental to the amenities of local residents by way of noise, vehicular activity and general disturbance late at night and in the early hours of the morning. There are no enforcement powers to tackle these types of noise. Refusal recommended.

Summary of Main Issues:

1. Background and principle of development
2. Design/Appearance
3. Accessibility
4. Highway safety
5. Residential Amenity
6. Matters Raised by Representations

Appraisal:

1. Background and principle of development

The proposal is for the change of use of the premises to a café, the site is not protected for any particular land use in the RUDP but the acceptability of the proposal must be assessed against local and national planning policy and other material considerations. A previous application ref 18/00749/FUL for the similar proposal was refused earlier this year (10 April).

2. Design/Appearance

The change of use of the premises is not considered to have any impact on the appearance of the premises or the surrounding environment. However the proposal show 3 retractable awnings and when extended they will protrude beyond the red-line boundary and onto the public highway requiring a licence from the highways authority. Signage indicated on the plans will require separate advertisement consent. The change of use of the premises is not considered to have a negative impact on the appearance of the premises or the surrounding environment.

3. Accessibility

Policy DS5 of the Core Strategy requires development proposals to make contribution to people's lives through high quality inclusive design and in particular they should be designed to ensure buildings provide easy access for all including those with physical disabilities. The current 3 door accesses to this building do not quite have a level threshold to the public footway however it is not to the height where access would prove to be difficult.

4. Highway Safety

The development site is located at the junction of Pearson Lane and Allerton Road where a mini roundabout now exists. Parking restrictions are in place around this junction and no off-street parking is provided by its existing use.

Currently the ground floor benefits from a retail use and in accordance with the parking requirements set out in Appendix 4 of the Core Strategy retail uses should normally provide the following levels of parking:

A1 Food Retail - 1 space per 25sqm

A1 Non-Food Retail - 1 space per 35sqm

The parking requirements for an A3 use is: 1 space per 5sqm. The floor area of the application site is 48sqm thereby requiring 10 spaces.

The planning application has been accompanied by a site plan detailing the nearby streets illustrating the availability of on-street parking. The majority of this parking is remote from the development and customers arriving by car are unlikely to park any distance away especially if they are just dropping in to pick up something. Therefore this use could encourage indiscriminate parking taking place on or around a mini-roundabout or on a busy route (Allerton Road) raising pedestrian and highway concerns.

Pearson Street and Shaftsbury Avenue are residential streets and whilst there might be some on-street parking available during weekdays this is unlikely to be the case on evenings and weekends. There is also limited parking on Pearson Lane (north of the site) on the opposite side of the road but there is an existing busy convenience store/butchers on this side. Two other parking spaces, north of the site frontage, might or might not be available as there are other properties that would use these.

Traffic accidents records have been interrogated and these show that there have been 5 'slight' accidents at the location of the mini-roundabout directly outside the application site with a further two 'slight' accidents on Pearson Lane within 50m of the site.

The proposal fails to provide suitable off-street parking when measured against the requirements set out in Appendix 4 of the Core Strategy likely to result in an increase in on-street parking on or around a busy junction resulting in conditions prejudicial to pedestrian and highway safety.

5. Residential Amenity

The site is located at the junction of Allerton Road and Pearson Lane, which is exceptionally busy throughout the day and night. There are residential properties in close proximity and also double yellow lines along the frontage and away from the junction in all directions. The application form states that the proposed café would be open until 23:00 hours Monday to Friday and until 00:30 hours on Saturdays, Sundays and Bank Holidays.

A café use is likely to attract a larger number of customers and there is concern that due to the lack of available parking customers will pull in front of the premises. The intensification of the use of the site and additional vehicle movements is likely to result in inconvenience and disturbance to the residents of surrounding properties by way of noise and general disturbance late at night and in the early hours of the morning. The proposal is therefore not considered to be acceptable in relation to its impact on the amenities of nearby residential properties.

Matters raised by representations.

INADEQUATE JUSTIFICATION FOR REFUSAL. DEVELOPMENT WOULD NOT HAVE DETRIMENTAL EFFECT ON AREA. LOCAL RESIDENTS HAVE NOT APPLIED FOR PARKING PERMITS. It is considered this report adequately provides a justification for refusal and highlights the likely harm that would be caused by the development. It is not considered the application for parking permits is a valid criteria to assess an application from a highway safety perspective.

Community Safety Implications:

There are no apparent community safety implications. The safety implications expressed via representations have been addressed.

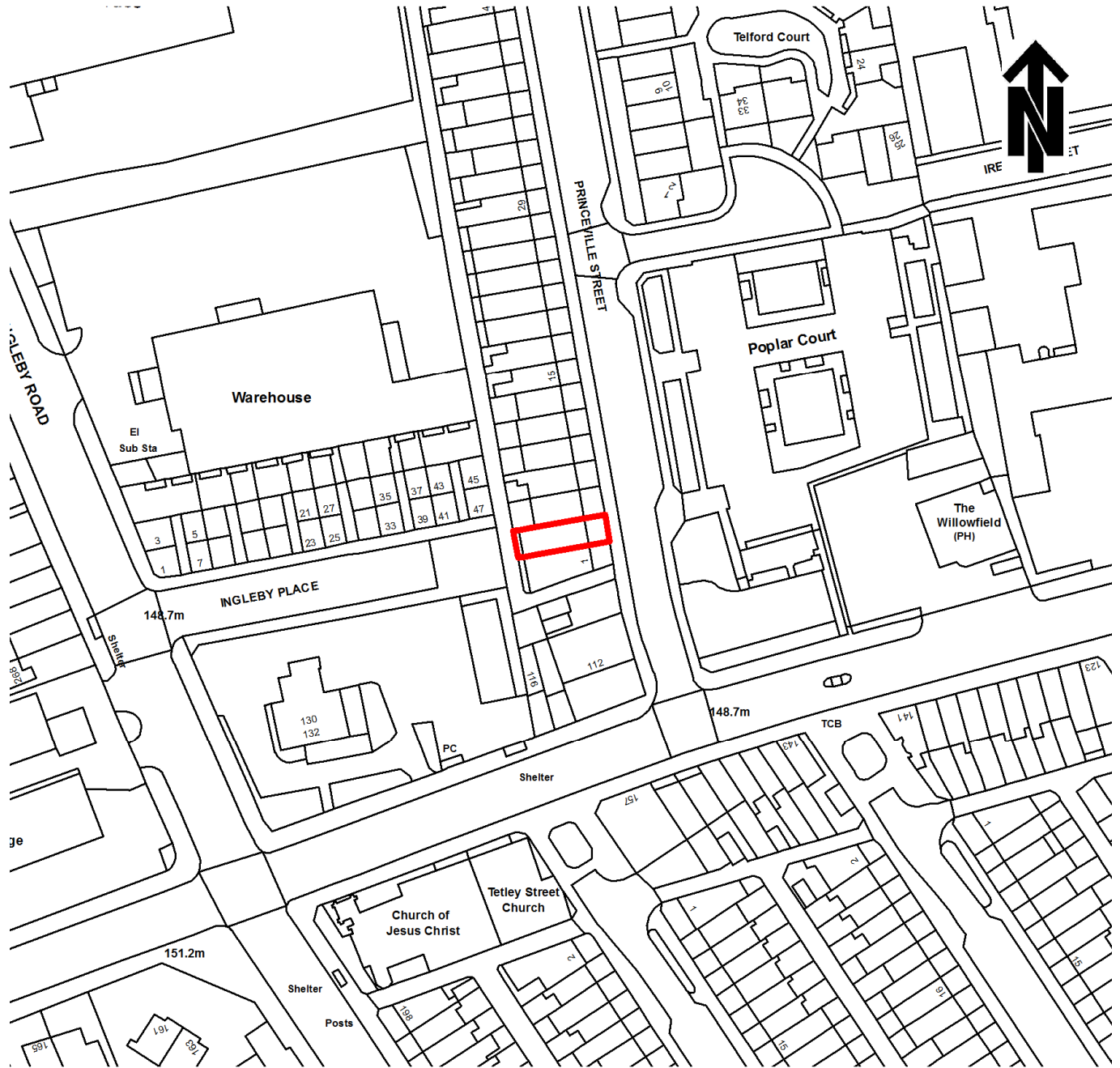
Equality Act 2010, Section 149:

In writing this report due regard has been taken of the need to eliminate unlawful discrimination, harassment and victimisation, advance quality of opportunity between different groups and foster good relations between different groups. It is not however considered that any issues with regard thereto are raised in relation to consideration of this application.

Reasons for Refusal:

1. The proposal fails to provide any off street parking. This site is located in a very busy and sensitive part of the highway network where there are parking restrictions in place. The lack of convenient on street parking is likely to result in indiscriminate parking on and around the junction which will result in conditions prejudicial to highway and pedestrian safety. This would also result in inconvenience and disturbance to surrounding residents through intensification of the use of the site with additional vehicle movements through late into the night and into the early morning. The proposal is unacceptable in terms of highway safety and contrary to policies SC9, TR2, DS4 and DS5 of the Core Strategy Development Plan Document and the National Planning Policy Framework.
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18/02328/HOU



1:1,250

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**3 Princeville Street
Bradford
BD7 2AG**

5 September 2018

Item: H
Ward: CITY
Recommendation:
TO REFUSE PLANNING PERMISSION

Application Number:
18/02328/HOU

Type of Application/Proposal and Address:
Front porch extension at 3 Princeville Street, Bradford.

Applicant:
Mr Hameed

Agent:
Mr Rakesh Mistry

Site Description:
The application property is a mid-terrace two-storey house where the front curtilage is characterised by their shallow depth. The porch, subject of this application, is in situ.

Relevant Site History:
83/03757/FUL Kitchen Ext PPGR 17.06.1983

02/03446/FUL Single storey extension to rear of property to form kitchen and construction of dormers to front and rear GRANT 11.11.2002

03/03320/FUL Construction of a first floor extension over approved ground floor kitchen and bathroom GRANT 13.10.2003

04/01131/FUL Two storey extension to rear to form kitchen with bedroom over and construction of dormers to front and rear of dwelling GRANT 06.05.2004

10/02179/HOU Two storey extension to rear of properties and dormers to front and rear of no 3-5 REFUSE 23.07.2010

10/04019/HOU Two storey extensions to rear of properties and dormer windows to front and rear of Nos. 3 and 5 GRANT 06.10.2010

18/00117/HOU Removal of front entrance porch and construction of 2 no front entrance porches GRANT 06.03.2018

The National Planning Policy Framework (NPPF):

The National Planning Policy Framework is now a material planning consideration on any development proposal. The Framework highlights the fact that the purpose of the planning system is to contribute to the achievement of sustainable development and that there is a presumption in favour of sustainable development which can deliver:-

- i) Planning for prosperity (an economic role) - by ensuring that sufficient land of the right type and in the right places is available to allow growth and innovation;
- ii) Planning for people (a social role) - by promotion of strong, vibrant and healthy communities by providing an increase supply of housing to meet the needs of present and future generations and by creating a good quality built environment with accessible local services;
- iii) Planning for places (an environmental role) - by protecting and enhancing the natural, built and historic environment, adapting to climate change including moving to a low-carbon economy.

As such the Framework suggests local planning authorities should approve development proposals that accord with statutory plans without delay.

Local Plan for Bradford:

The Core Strategy for Bradford was adopted on 18 July 2017 though some of the policies contained within the preceding Replacement Unitary Development Plan (RUDP), saved for the purposes of formulating the Local Plan for Bradford, remain applicable until adoption of Allocations and Area Action Plan development plan documents. The site is unallocated within the RUDP. Accordingly, the following adopted Core Strategy policies are applicable to this proposal.

Policies

DS1 – Achieving good design

DS3 – Urban character

SC9 – Making great places

Householder Supplementary Planning Document

Parish Council:

N/A

Publicity and Number of Representations:

Application publicised by way of neighbour notification letters. The overall expiry for the publicity was 11 July 2017.

One letter of support has been received from a City Ward Councillor.

Summary of Representations Received:

Porch is enhancement to street scene.

Believe porch size marginally larger than what policy allows.

Porch allows much needed space for family.

Summary of Main Issues:

1. Impact on the Local Environment

2. Residential Amenity

3. Other Issues Raised in Representations

Appraisal:

1. Impact on the Local Environment

Design principle 1 of the Householder SPD (P10) states that “extension forward of the front wall, other than small porches and canopies, are unlikely to be acceptable”. Under Section 3 Part 1 of the Householder SPD (page 18) there is requirement to maintain the uniformity appearance of the street in order to avoid disruption to the front.

The frontage is constrained by a modest sized curtilage. The front intervention is beyond what would be allowed by permitted development and would appear stark particularly in relation to the small front curtilage area. The front addition by virtue of the depth, width, height and use of material disrupts the uniform frontage in terms of character, and appearance. The application therefore fails to comply with Policy DS1 and DS3 of the Councils Strategy and with the Design Principles 1 and 4 of the Councils approved Householder SPD.

2. Residential Amenity

The depth of the front porch is less than 3m in depth and the whole of the frontage of is open to public view. As such the proposal does not conflict with Design principles 2 and 3 of the Councils approved Householder SPD.

3. Other Issues Raised in Representations

The porch exceeds what is allowed under permitted development. Set in front of the shallow front curtilage it appears as a strident feature within the terrace setting and is not considered, in any way, to enhance the appearance of this area. Whilst the porch provides additional space for the family it does not provide space which is considered to be for essential needs.

Community Safety Implications:

There are no apparent community safety implications.

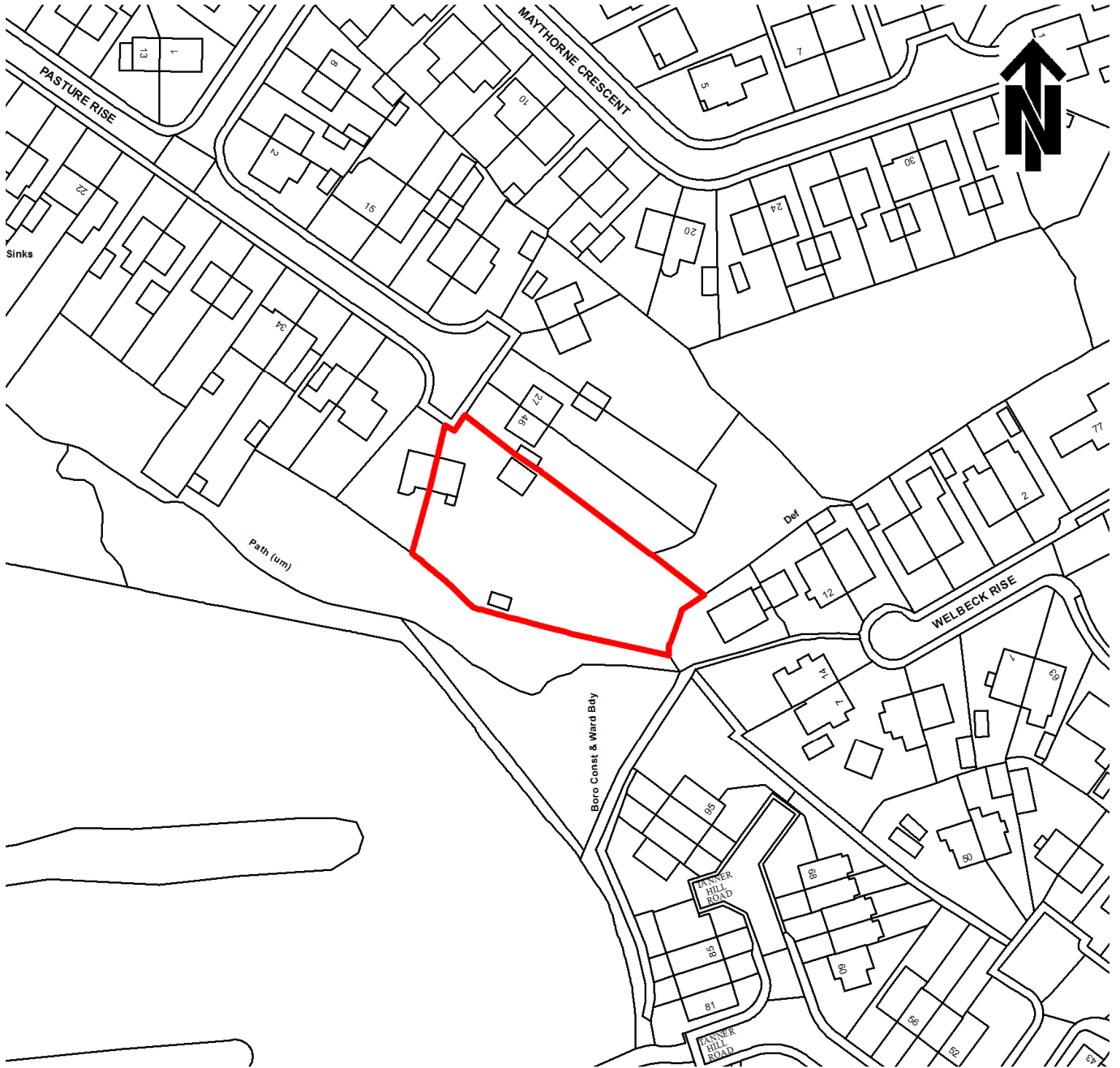
Equality Act 2010, Section 149:

In writing this report due regard has been taken of the need to eliminate unlawful discrimination, harassment and victimisation, advance quality of opportunity between different groups and foster good relations between different groups. The issue of meeting the needs of Applicant, suffering from disabilities, has been discussed and assessed in the body of this report. The application making provision for a disabled person is noted.

Reasons for Refusal:

1. The front porch by virtue of the depth and width set within the modest sized front curtilage would disrupt the uniform frontage of the street thereby creating a strident and disruptive feature to the front elevation. Furthermore, as a result of its overall scale, mass, use of materials and detailed design the porch appears incongruous in the street scene and has an adverse effect on the character and appearance of the area. The front intervention would therefore be contrary to the advice contained within the Householder Supplementary Planning Document and Policies DS1 and DS3 of the Council's Core Strategy Development Plan Document.
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18/02198/HOU



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44 Pasture Rise
Bradford
BD14 6LX

5 September 2018

Item: I
Ward: CLAYTON AND FAIRWEATHER GREEN
Recommendation:
TO REFUSE PLANNING PERMISSION

Application Number:
18/02198/HOU

Type of Application/Proposal and Address:
Two storey extension to the side and part single storey extension to the rear at 44 Pasture Rise, Bradford.

Applicant:
Mr & Mrs Omar Ahmed

Agent:
Forward Planning & Design Ltd

Site Description:
The application property is a brick built, semi-detached two-storey house. Its curtilage towards the southeast is exceptionally large.

Relevant Site History:
There is no planning history to this site.

The National Planning Policy Framework (NPPF):
The National Planning Policy Framework is now a material planning consideration on any development proposal. The Framework highlights the fact that the purpose of the planning system is to contribute to the achievement of sustainable development and that there is a presumption in favour of sustainable development which can deliver:-

- i) Planning for prosperity (an economic role) - by ensuring that sufficient land of the right type and in the right places is available to allow growth and innovation;
- ii) Planning for people (a social role) - by promotion of strong, vibrant and healthy communities by providing an increase supply of housing to meet the needs of present and future generations and by creating a good quality built environment with accessible local services;
- iii) Planning for places (an environmental role) - by protecting and enhancing the natural, built and historic environment, adapting to climate change including moving to a low-carbon economy.

As such the Framework suggests local planning authorities should approve development proposals that accord with statutory plans without delay.

Local Plan for Bradford:
The Core Strategy for Bradford was adopted on 18 July 2017 though some of the policies contained within the preceding Replacement Unitary Development Plan (RUDP), saved for the purposes of formulating the Local Plan for Bradford, remain applicable until adoption of

Allocations and Area Action Plan development plan documents. The site is unallocated within the RUDP. Accordingly, the following adopted Core Strategy policies are applicable to this proposal.

Core Strategy Policies

DS1 – Achieving good design

DS3 – Urban character

SC9 – Making great places

Householder Supplementary Planning Document (SPD)

Publicity and Number of Representations:

Application publicised by way of neighbour notification letters. The overall expiry for the publicity was 3 July 2017.

One letter has been received expressing an objection and another letter has been received providing observations. Two letter of support has been received from Councillors and one of which is from a Ward Councillor.

Summary of Representations Received:

- Should extension be built off-street parking would be reduced from 3 to 1 vehicle.
- Neighbour will take necessary action should heavy machinery or vehicles trespass onto their land
- Extra space beneficial to applicant's family

Summary of Main Issues:

1. Impact on the Local Environment
2. Residential Amenity
3. Impact upon highway safety
4. Other Issues Raised in Representations

Appraisal:

1. Impact on the Local Environment

Design principle 1 of the Householder SPD states that “extension forward of the front wall, other than small porches and canopies, are unlikely to be acceptable”. There is also a requirement to maintain the uniform appearance of the street in order to avoid disruption to the front. The proposed scheme involves a front porch which would be further extended by the full width of the side extension. Collectively this would have a disrupting effect along the uniform frontage in terms of character, and scale. The application therefore fails to comply with Policy DS1 and DS3 of the Council's Core Strategy and with the Design Principles 1 of the Council's approved Householder SPD.

The side extension proposed, as part of the overall scheme, is contrary to Design Principle 1 of the Householder SPD which requires two-storey extensions to be set back by 1m. The application does not maintain such a distance at ground floor. The Householder SPD also illustrates that staggered frontage are not appropriate.

The width of the proposed extension at 4.5 m is more than two thirds of the original width of the application property (6.1m). This is contrary to the requirements of the Householder SPD

and the excessive width would unduly unbalance the pair of semi-detached properties creating a strident feature along the street scene.

2. Residential Amenity

The proposed single storey element to the rear elevation would have a depth of 3 metres. This element is considered acceptable as it does not exceed the required 3m depth limit set out under Design Principle 3 of the Householder SPD. The first floor element does not project beyond a 45 degree line taken from the edge of the nearest habitable window of the adjacent houses which in this case is 42 Pasture Rise.

In terms of residential amenity the proposal is considered acceptable and is not considered to have any significant negative impact on the occupants of neighbouring dwellings.

3. Impact on Highway Safety

There would remain a capacity for sufficient off-street parking provisions.

4. Other Issues Raised in Representations

SHOULD EXTENSION BE BUILT OFF-STREET PARKING WOULD BE REDUCED FROM 3 TO 1 VEHICLE.

Should extension be built there would be parking provision for a vehicles in the garage and 2 vehicles along the 12.5m long driveway.

NEIGHBOUR WILL TAKE NECESSARY ACTION SHOULD HEAVY MACHINERY OR VEHICLES TRESPASS ONTO THEIR LAND.

It is accepted neighbours can take civil action where trespass on third party land occurs.

EXTRA SPACE BENEFICIAL TO APPLICANTS FAMILY.

During the course of the application the Agent was contacted by Officers and concerns were expressed as outlined in this report. It was pointed out that due to the exceptionally large curtilage solutions were available to create the space required by the Applicants without conflicting with the Council's policies. There was no response to Officer's suggestion.

Community Safety Implications:

There are no apparent community safety implications.

Equality Act 2010, Section 149:

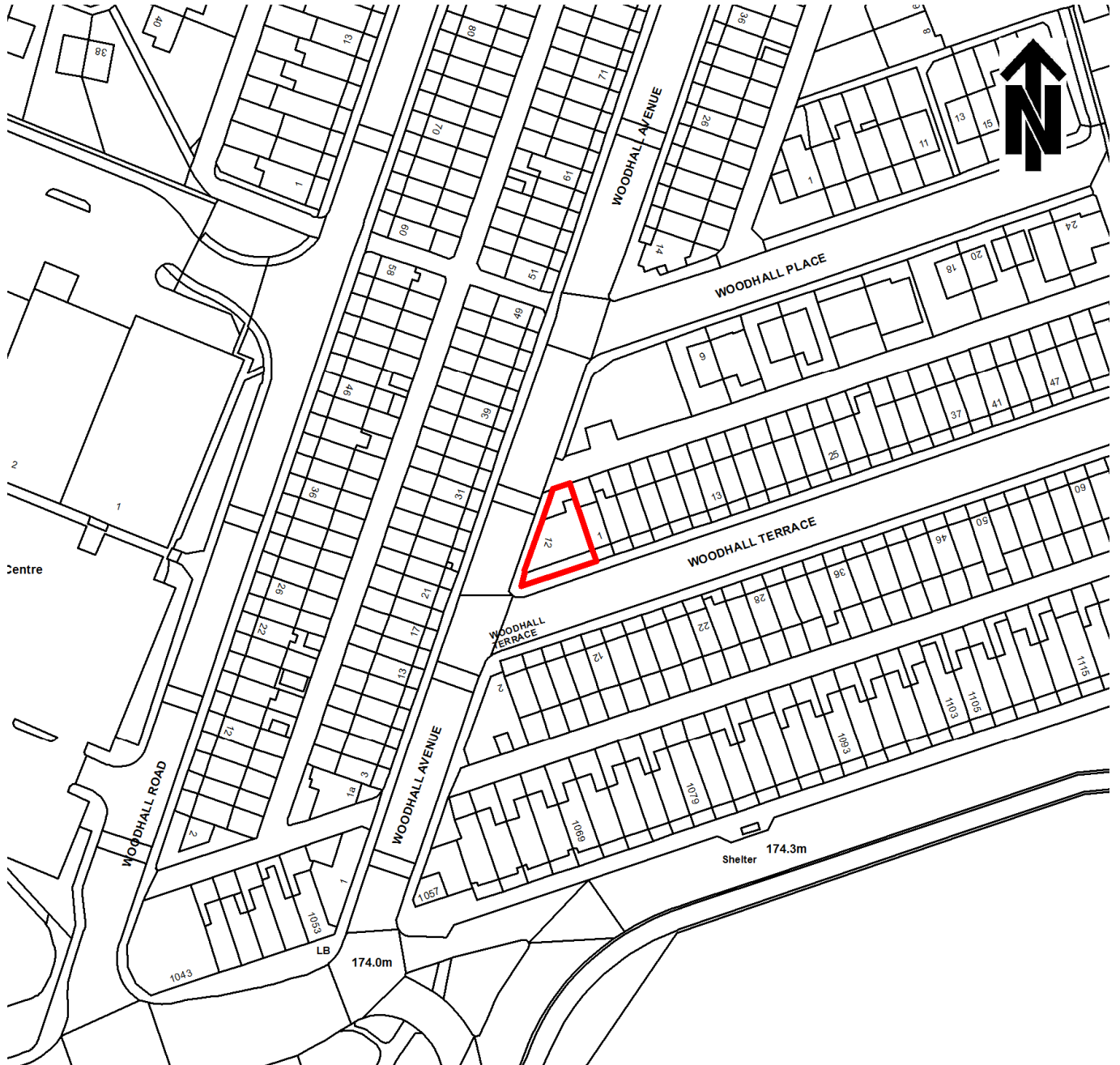
In writing this report due regard has been taken of the need to eliminate unlawful discrimination, harassment and victimisation, advance quality of opportunity between different groups and foster good relations between different groups. The issue of meeting the needs of Applicant, suffering from disabilities, has been discussed and assessed in the body of this report. The application making provision for a disabled person is noted.

Reasons for Refusal:

1. By virtue of their collective scale, the front porch connected by the proposed ground floor side extension would disrupt this uniform frontage thereby creating a strident and disruptive feature to the front elevation. Furthermore, as a result of its overall scale and massing the front intervention would have an adverse effect on the character and appearance of the area. As a consequence, the proposal is considered to be contrary to Policies DS1 and DS3 of the Council's Core Strategy Development Plan Document and the Householder Supplementary Planning Document.

2. The proposed side extension, by virtue of the staggered ground and first floor alignment at the frontage, is considered to relate unsatisfactorily to the character of the existing dwelling and adjacent properties. Furthermore, the ground floor element would not be set back by 1m from the frontage of the host property. This is considered to be an inappropriate design features that conflict with the Council's approved Householder Supplementary Planning Document and Policies DS1 and DS3 of the Council's Core Strategy Development Plan Document.
 3. The side extension does not propose a subordinate approach as advocated by Design Principle 1 of the Householder Supplementary Planning Document. The width of the proposed extension is more than two-thirds of the original width of the application property. This excessive width would unduly unbalance the pair of semi-detached properties resulting in significant harm to visual amenity and the character of the surrounding area. This is contrary to the application of design principles illustrated within the Householder Supplementary Planning Document and Policies DS1 and DS3 of the Council's Core Strategy Development Plan Document.
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18/02157/FUL



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**8 Woodhall Avenue
Bradford
BD3 7BY**

5 September 2018

Item: J
Ward: BRADFORD MOOR
Recommendation:
TO REFUSE PLANNING PERMISSION

Application Number:
18/02157/FUL

Type of Application/Proposal and Address:
A full planning application for the construction of a single storey side extension at 8 Woodhall Avenue, Bradford.

Applicant:
Mr Ali

Agent:
Belmont Design Services

Site Description:
The application relates to an end terrace property which, by reason of its position at the end of the row, has a different layout, scale and appearance. In the past the properties ground floor has been converted into a retail unit with an associated shop front installed facing Woodhall Avenue. The property is now in use as an educational learning centre/madrassah. The wider locality is predominantly residential comprising of traditional terraced dwellings.

Relevant Site History:
12/01731/FUL - Change of use from shop (A1) to learning centre (D1) – Refused 17.07.2012

12/03632/FUL - Change of use from shop (A1) and first floor accommodation to madrasa (D1) – Granted 18.12.2012

13/01482/FUL - Ground floor extensions to both sides – Refused 20.06.2013

13/02927/FUL - Single storey side extension – Granted 11.10.2013

14/03104/FUL - Internal alterations to house prayer hall and revision of opening times – Refuse 03.11.2014

15/02887/VOC - Variation of Condition 3 of approval 12/03632/FUL to change operational times from 12:00 to 22:00 each day to provide adult classes including internal minor alterations – Refused 03.09.2015

The National Planning Policy Framework (NPPF):
The National Planning Policy Framework is now a material planning consideration on any development proposal. The Framework highlights the fact that the purpose of the planning system is to contribute to the achievement of sustainable development and that there is a presumption in favour of sustainable development which can deliver:-

- i) Planning for prosperity (an economic role) - by ensuring that sufficient land of the right type and in the right places is available to allow growth and innovation;
- ii) Planning for people (a social role) - by promotion of strong, vibrant and healthy communities by providing an increase supply of housing to meet the needs of present and future generations and by creating a good quality built environment with accessible local services;
- iii) Planning for places (an environmental role) - by protecting and enhancing the natural, built and historic environment, adapting to climate change including moving to a low-carbon economy.

As such the Framework suggests local planning authorities should approve development proposals that accord with statutory plans without delay.

Local Plan for Bradford:

The Core Strategy Development Plan Document was adopted on 18 July 2017 though some of the policies contained within the preceding Replacement Unitary Development Plan (RUDP), saved for the purposes of formulating the Local Plan for Bradford, remain applicable until adoption of Allocations and Area Action Plan development plan documents. The site is unallocated. Accordingly, the following adopted Core Strategy policies are applicable to this proposal.

Core Strategy Policies

SC9 - Making Great Places
DS1 – Achieving Good Design
DS3 – Urban Character
DS5 – Safe and Inclusive places

Parish Council:

N/A

Publicity and Number of Representations:

The application has been publicised by individual neighbour notification letters. The publicity period expired on the 29th June 2018. Two representations were received including one from a local ward councillor.

Summary of Representations Received:

The local ward councillor considers that the application will not be detrimental to the local area and requests that the application is referred to the planning panel. The remaining representation views the proposal favourably and hopes it prevents children using the wall for football.

Consultations:

N/A

Summary of Main Issues:

1. Background
2. Visual Amenity
3. Residential Amenity
4. Highway Safety

Appraisal:

1. Background

The proposal is for a single storey extension to the side of 8 Woodhall Avenue facing Woodhall Terrace. In 2013 an application for single storey extension to both sides of the property was refused on visual amenity grounds. A subsequent application removing the side extension to Woodhall Terrace has been approved and constructed.

2. Visual Amenity

Large parts of the Bradford district are made up rows of traditional terrace dwellings, these dwellings are characterised by a uniform layout and appearance. The guidance and policies contained within the Council's adopted Householder Supplementary Planning Document subsequently restricts development to the front of terrace properties in order to preserve the character and appearance of these dwellings and the layout and uniformity of the wider area. Extensions to the front of terrace properties are therefore limited to small porches, which are also generally permitted within the General Permitted Development Order. There are a few examples of this within the Woodhall Terrace street scene.

Whilst 8 Woodhall Avenue is no longer in use as a domestic dwelling, situated at the end of the terrace row it remains an intrinsic and a prominent part of the terrace row. As the proposed extensions will project beyond the established building line in the context of Woodhall Terrace it will effectively appear as a front extension. The extension as such will interrupt the uniform layout of the street scene and form a strident and obtrusive feature detracting from the prevailing character and appearance of this locality. As touched on above the small porch style extensions within the street scene are noted, but at their modest scale these are not considered to interrupt the appearance or uniformity of the row and as such do little to outweigh the potential harm of this proposal.

Further to the above it is also considered that given the unique nature of the host property and its prominent position the addition of a further single storey side extension will also have a detrimental impact on the appearance and character of the property itself, especially given the lack of any meaningful set back and the differing form in comparison to the existing side extension.

The proposal is therefore found to be harmful to the visual amenity of the locality and contrary to policies DS1 and DS3 of the Core Strategy Development Plan.

3. Residential Amenity

The proposed single storey extension is not foreseen to represent a significant threat to neighbouring amenity, due to the limited scale and massing, and position of new windows.

It is noted that with the change of use approval consideration was given to the limited scale of the operation, but the extension is unlikely to result in a significant increase in the level of activity at the site.

4. Highway Safety

The proposed extension is not foreseen to result in significant implications for highway safety in the locality. The approved change of use application was on the basis of 15 children per class, which, with consideration given to the fact that a proportion of these are likely to arrive by alternative methods to the private car, the Council's Highway Officer was satisfied would not result in a significant threat to the safe and free flow of traffic. The extension is unlikely to

allow a significant expansion of these activities. As noted with previous applications, the existing traffic calming measures in place should also help preserve highway safety. The proposal is therefore deemed to meet the requirements of the National Planning Policy Framework.

Community Safety Implications:

None foreseen

Equality Act 2010, Section 149:

In writing this report due regard has been taken of the need to eliminate unlawful discrimination, harassment and victimisation, advance equality of opportunity between different groups and foster good relations between different groups. It is not however considered that any issues with regard thereto are raised in relation to consideration of this application.

Reasons for Refusal:

1. The proposed development would add a substantial structure forward of the established building line of terraced properties on Woodhall Terrace and present a prominent and discordant feature in the street scene. It would be harmful to the character and appearance of the locality and would be contrary to Policies DS1 and DS3 of the Core Strategy Development Plan.
 2. The proposed extension would have an adverse impact on the character and appearance of the host property, having regard to the properties unique appearance, prominent position within the locality and the addition of a previous side extension. The proposal therefore fails to meet the requirements of policies DS1 and DS3 of the Core Strategy Development Plan Document.
-