

Report of the Strategic Director of Place to the meeting of the Area Planning Panel (BRADFORD) to be held on 03 October 2018

F

Summary Statement - Part Two

Miscellaneous Items

	<u>No. of Items</u>
Requests for Enforcement/Prosecution Action	(3)
Decisions made by the Secretary of State - Allowed	(4)
Decision made by the Secretary of State - Dismissed	(1)

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Portfolio:
Regeneration, Planning & Transport

Overview & Scrutiny Committee Area:
Regeneration and Environment

17/00628/ENFUNA



City of
BRADFORD
METROPOLITAN DISTRICT COUNCIL



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204 Kensington Street
Bradford
BD8 9LP

3 October 2018

Item Number: A
Ward: Toller (ward 24)
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
17/00628/ENFUNA

Site Location:
204 Kensington Street Bradford West Yorkshire BD8 9LP

Breach of Planning Control:
Unauthorised single storey front extension

Circumstances:
In July 2017 the Council received an enquiry regarding development works at the property.

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

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

On 17th August 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised single storey front extension is detrimental to visual amenity by virtue of its position, size and appearance, contrary to Policies DS1 and DS3 of the Council's adopted Core Strategy Development Plan document, the Council's adopted Householder Supplementary Planning Document and the policies contained in the National Planning Policy Framework.

17/00925/ENFUNA



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60 Fitzroy Road
Bradford
BD3 9PD

3 October 2018

Item Number: B
Ward: Bradford Moor (ward 06)
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
17/00925/ENFUNA

Site Location:
60 Fitzroy Road Bradford West Yorkshire BD3 9PD

Breach of Planning Control:
Unauthorised two-storey rear extension

Circumstances:
In October 2017 the Council received an enquiry regarding development works at the property.

An inspection showed that a two-storey storey rear extension had been constructed, for which the Council had no record of planning permission having been granted.

A retrospective planning application for the two-storey rear extension, reference 17/06910/HOU, was refused by the Council in February 2018. No appeal was made against the Council's decision.

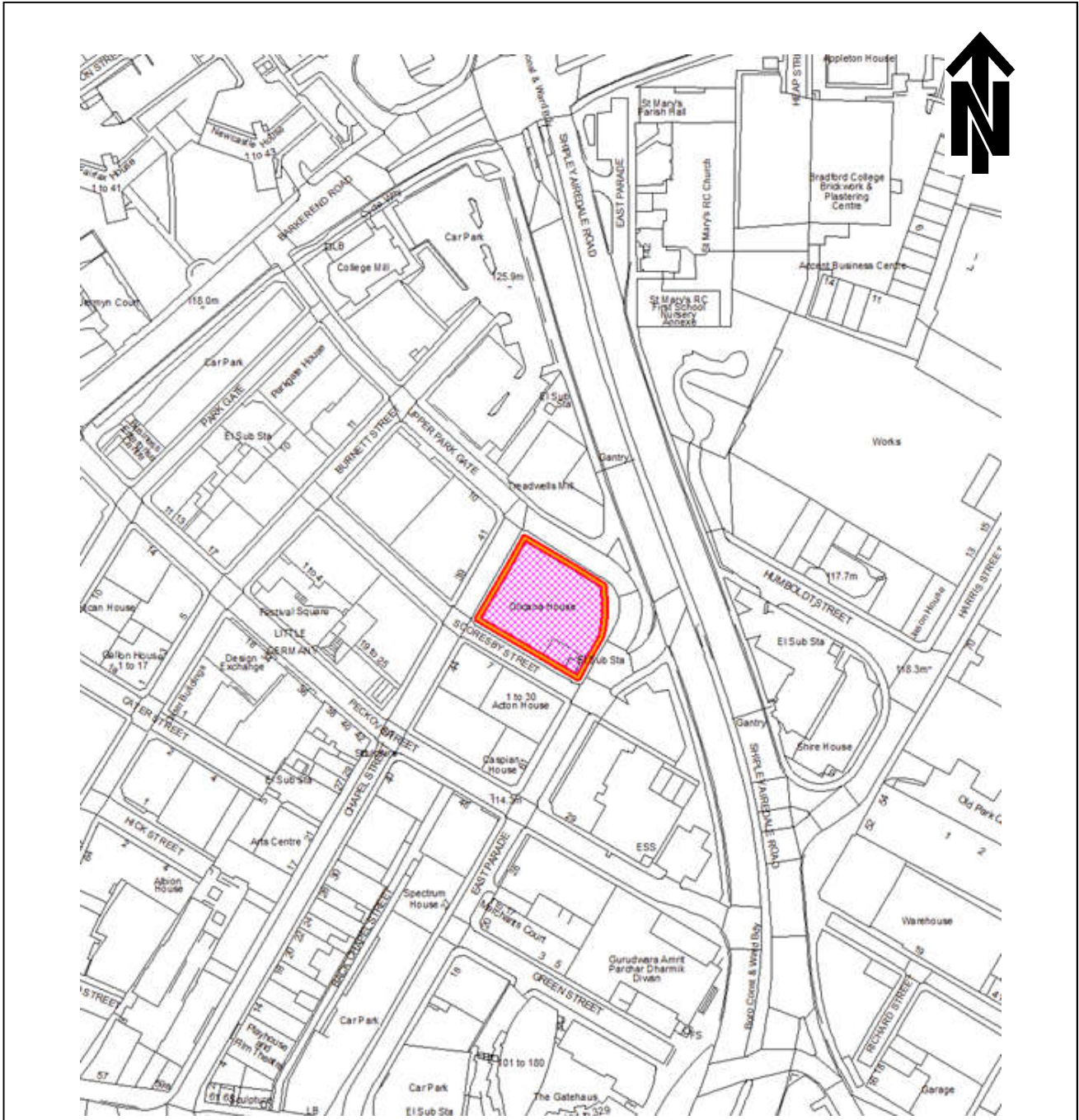
The owner/occupier of the property has been requested to rectify the breach of planning control, however no action has been taken.

On 6th September 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised two-storey rear extension is detrimental to visual amenity by virtue of its size and position, contrary to Policies DS1, DS3 and DS5 of the Council's adopted Core Strategy Development Plan document, the Council's adopted Householder Supplementary Planning Document and the policies contained in the National Planning Policy Framework.

16/00138/ENFUNA



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Former Olicana House
Chapel Street
Bradford
BD1 5RE

3 October 2018

Item Number: C
Ward: City (ward 07)
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
16/00138/ENFUNA

Site Location:
Former Olicana House Chapel Street Bradford West Yorkshire BD1 5RE

Breach of Planning Control:
Breach of condition 2 of planning permission 16/06970/FUL

Circumstances:
In October 2016 retrospective planning permission 16/06970/FUL was granted for a substation building on the land.

Condition 2 of the planning permission requires the substation building to be faced with natural stone. Condition 2 of the planning permission has not been complied with to date.

On 4th September 2018 the Planning Manager (Enforcement & Trees) authorised the issue of a Breach of Condition Notice. It is considered expedient to issue a Breach of Condition Notice as the current appearance of the substation building is detrimental to the Little Germany Conservation Area.

DECISIONS MADE BY THE SECRETARY OF STATE

Appeals Allowed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
D	Heaton (ward 12)	<p>18 Duchy Avenue Bradford West Yorkshire BD9 5NE</p> <p>Extensions to side and rear and relocation of outbuilding to rear including alterations to existing levels (retrospective)</p> <p>- Case No: 18/00328/HOU</p> <p>Appeal Ref: 18/00049/APPHOU</p>
E	Wibsey (ward 27)	<p>20 Moore Avenue Bradford West Yorkshire BD6 3HT</p> <p>Appeal against Enforcement Notice</p> <p>- Case No: 16/00387/ENFAPP</p> <p>Appeal Ref: 18/00043/APPENF</p>
F	Wibsey (ward 27)	<p>4 Runswick Grove Bradford West Yorkshire BD5 8LS</p> <p>Single and two storey extensions, front and rear dormer windows and front porch</p> <p>- Case No: 18/00244/HOU</p> <p>Appeal Ref: 18/00063/APPHOU</p>
G	Bradford Moor (ward 06)	<p>51 Silverhill Drive Bradford West Yorkshire BD3 7LF</p> <p>Retrospective application for construction of two storey side and rear extension with front dormer, bay window, porch and rear dormer.</p> <p>- Case No: 17/06149/HOU</p> <p>Appeal Ref: 18/00031/APPHOU</p>

Appeal Dismissed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
H	Queensbury (ward 20)	19 Uplands Crescent Bradford West Yorkshire BD13 1EP Appeal against Enforcement Notice - Case No: 16/00495/ENFUNA Appeal Ref: 18/00013/APPENF

Appeals Upheld

There are no Appeal Upheld Decisions to report this month

Appeals Upheld (Enforcements Only)

There are no Appeal Upheld Decisions to report this month

Appeals Withdrawn

There are no Appeal Withdrawn Decisions to report this month

Appeal Allowed in Part/Part Dismissed

There are no Appeals Allowed in Part/Part Dismissed to report this month