

Report of the Strategic Director of Place to the meeting of the Area Planning Panel (KEIGHLEY AND SHIPLEY) to be held on 27 February 2019

N

Summary Statement - Part Two

Miscellaneous Items

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

Julian Jackson
Assistant Director (Planning, Transportation and Highways)

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Portfolio:
Regeneration, Planning & Transport

Overview & Scrutiny Committee Area:
Regeneration and Environment

17/00760/ENFUNA



City of
BRADFORD
METROPOLITAN DISTRICT COUNCIL



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1 Green Lane
Addingham
LS29 0JH

27 February 2019

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

Enforcement Reference:
17/00760/ENFUNA

Site Location:
1 Green Lane Addingham West Yorkshire LS29 0JH

Breach of Planning Control:
Without planning permission the construction of a single storey extension on the side elevation of the building.

Circumstances:
Following a complaint received by the Local Planning Authority a site visit carried out confirmed that the single storey side extension had been constructed to the side of the property for which no planning permission exist. A letter has been sent to the owner of the property requiring remedial action to be taken in respect of the unauthorised extension. To date no remedial action has been taken.

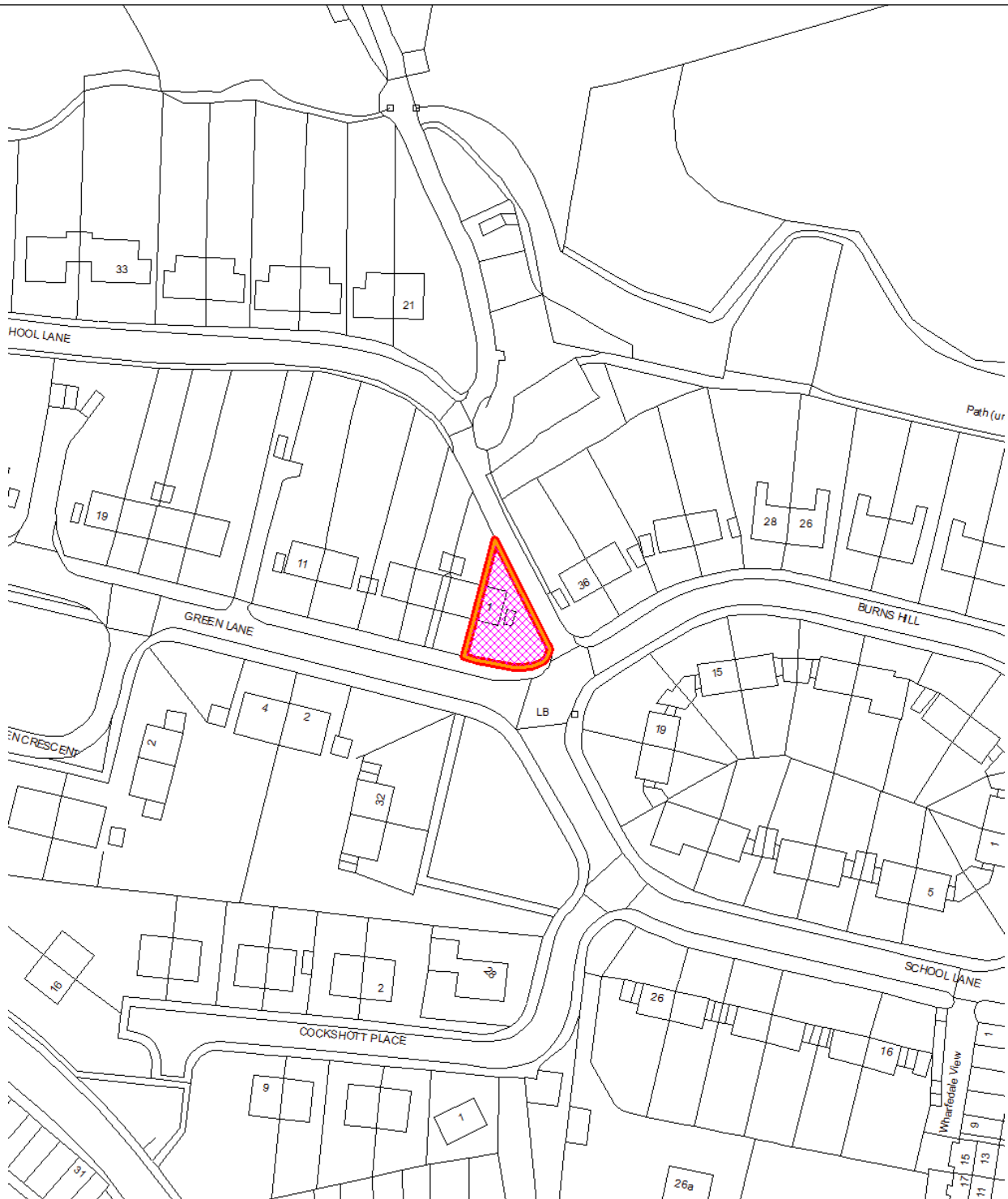
The unauthorised extension by reason of its position, materials and poorly designed fenestration which has a horizontal emphasis represents an unwelcome and strident feature that is harmful to the appearance of the parent building and street scene. The extension is contrary to guidance contained within the Householder Supplementary Planning Document and policies DS1 and DS3 of the Bradford Council Core Strategy Development Plan Document.

On 12 September 2018 the Planning Manager (Enforcement and Trees) authorised enforcement action requiring demolition of the extension, removal of the material and make good any damage to the property as a result of this remedial action.

17/01087/ENFUNA



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1 Green Lane
Addingham
LS29 0JH

27 February 2019

Item Number: B
Ward: CRAVEN
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
17/01087/ENFUNA

Site Location:
1 Green Lane Addingham West Yorkshire LS29 0JH

Breach of Planning Control:

Without planning permission the siting of a metal storage container within the curtilage of the property.

Circumstances:

Following complaints received in this office a site visit carried out confirmed that a metal container was in situ at the property. Despite request, no remedial action has been taken by the owner of the property to resolve this matter.

The container has an industrial appearance and is located within a prominent position in a residential setting. Consequently, the container introduces an incongruous feature which is significantly detrimental to the visual amenity of both the existing property and wider surrounding area.

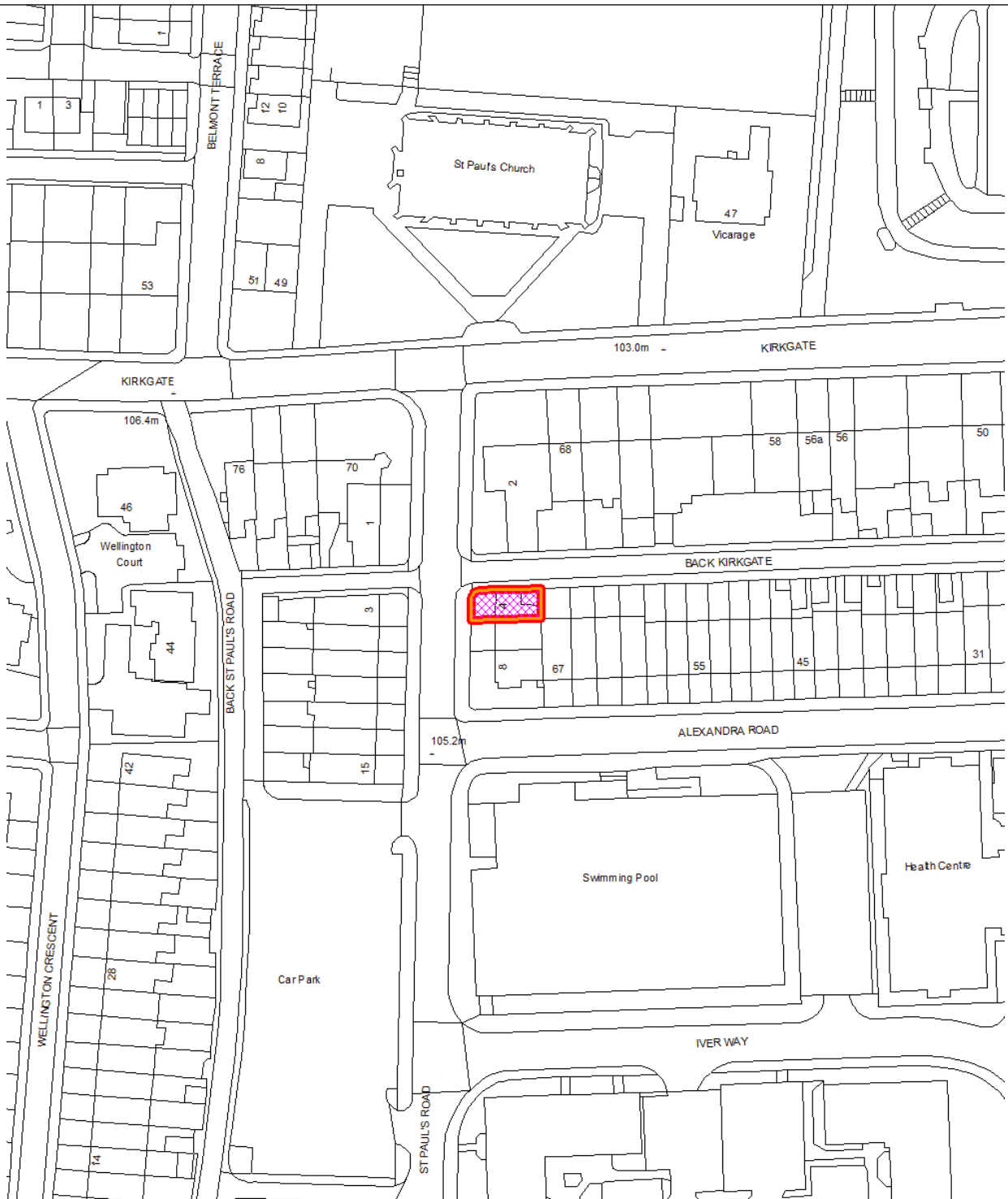
The container is contrary to policies DS1 and DS3 of the Bradford Council Core Strategy Development Plan Document.

On 12 September 2018 the Planning Manager (Enforcement and Trees) authorised enforcement action requiring the removal of the container together with all means of support.

17/01072/ENFUNA



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4 St Pauls Road
Shipley
BD18 3EP

27 February 2019

Item Number: C
Ward: SHIPLEY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
17/01072/ENFUNA

Site Location:
4 St Pauls Road Shipley West Yorkshire BD18 3EP

Breach of Planning Control:
Unauthorised front dormer window.

Circumstances:
In December 2017 the Council received enquiries regarding the construction of a dormer window at the property.

An inspection showed that a front dormer window had been constructed, for which the Council had no record of planning permission having been granted.

A retrospective planning application for the front dormer window was refused by the Council in February 2018. An appeal against the Council's decision was dismissed by The Planning Inspectorate in August 2018.

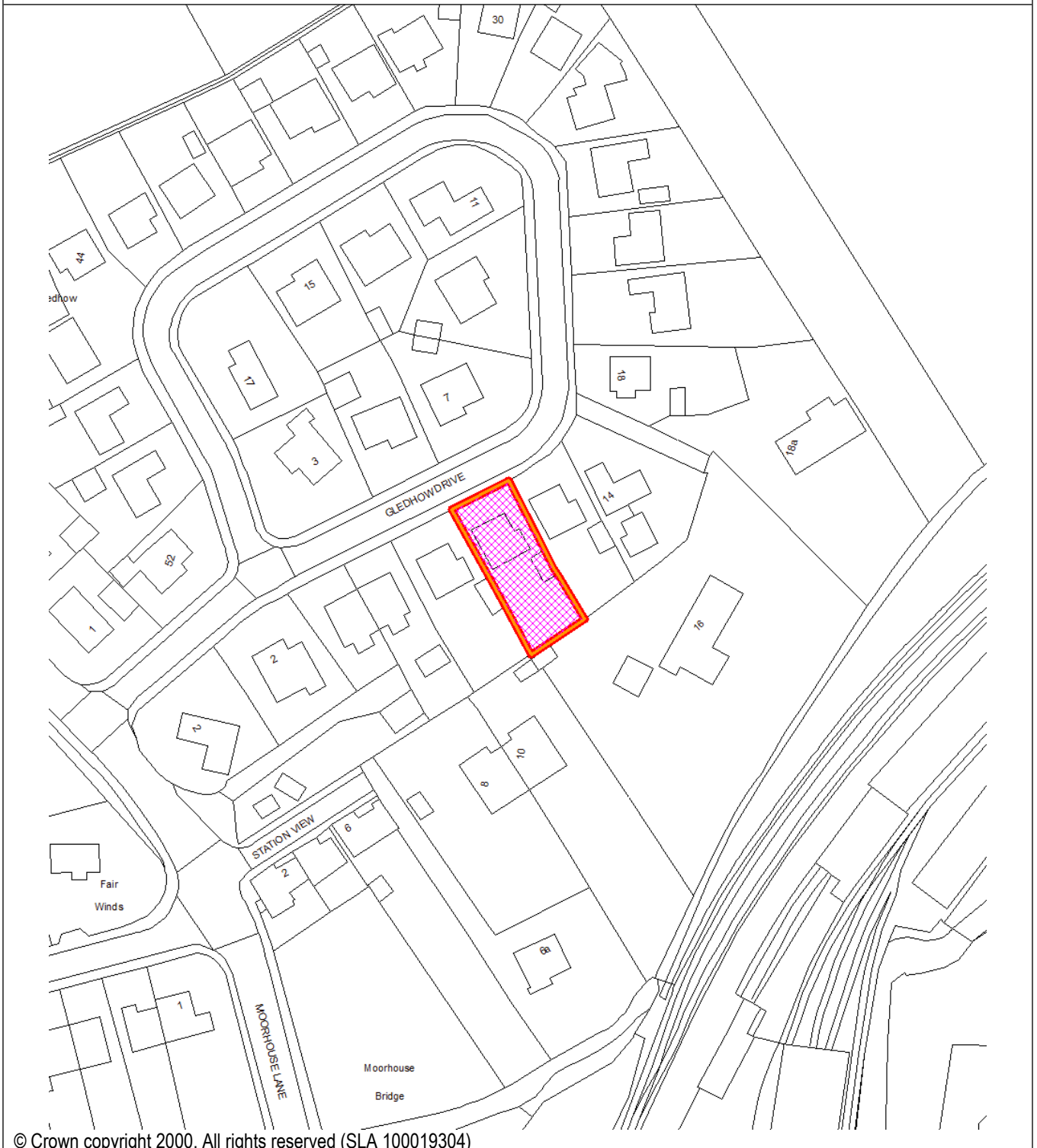
Planning permission for a front dormer window of an acceptable design was granted by the Council in October 2018 and the owner was given a further opportunity to rectify the breach of planning control.

The breach of planning control has not been rectified and on 6 February 2019 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised front dormer window is detrimental to visual amenity by virtue of its position, size and appearance, contrary to Policies DS1 and DS3 of the Council's adopted Core Strategy Development Plan Document, the Council's adopted Householder Supplementary Planning Document and the policies contained in the National Planning Policy Framework.

18/00613/ENFCON



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10 Gledhow Drive
Oxenhope
Keighley BD22 9SA

27 February 2019

Item Number: D
Ward: WORTH VALLEY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
18/00613/ENFCON

Site Location:
10 Gledhow Drive Oxenhope Keighley West Yorkshire BD22 9SA

Breach of Planning Control:
Condition 4 of planning permission reference number 17/05084/HOU.

Circumstances:
Planning permission was granted in 2017 for Demolition of existing raised veranda and construction of new two storey rear extension subject to conditions. Condition 4 requires (paraphrased) the installation of a 1.8m screen on the new balcony, prior to the occupation of the new extension.

Following a complaint received by the Local Planning Authority, a site visit confirmed that the extension had been occupied but the 1.8 screen, subject to the planning condition had not been installed. Despite request no remedial action has been taken by the owner of the property.

The failure to comply with condition 4 of 17/05084/HOU results in a loss of privacy and harmful overlooking of neighbouring residential garden land and fails to safeguard the amenity of neighbours contrary to policies DS1 and DS5 of the council's adopted core strategy development plan document.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 11 January 2019.

DECISIONS MADE BY THE SECRETARY OF STATE

Appeal Allowed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
E	Keighley Central (ward 15)	Mother Hubbards Bradford Road Keighley BD21 4EB Appeal against Enforcement Notice - Case No: 16/00066/ENFUNA Appeal Ref: 18/00122/APPENF

Appeal Dismissed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
F	Craven (ward 09)	1 Cross End Fold Addingham LS29 0RT Construction of single storey sunroom extension to side (Retrospective) - Case No: 18/03175/HOU Appeal Ref: 18/00101/APPHOU
G	Shipley (ward 22)	1 Wharf Street Shipley BD17 7DW Appeal against Enforcement Notice - Case No: 17/00260/ENFUNA Appeal Ref: 18/00120/APPENF
H	Bingley (ward 02)	16 Cavendish Drive Eldwick Bingley BD16 3BT Demolition of existing garage and construction of two storey side and single storey rear extension - Case No: 18/01517/HOU Appeal Ref: 18/00099/APPHOU
I	Windhill And Wrose (ward 28)	2 Oakdale Avenue Shipley BD18 1NU Demolition of existing garage and construction of new two storey side extension with new porch to the front elevation. - Case No: 18/03018/HOU Appeal Ref: 18/00123/APPHOU

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

Notice Upheld

There are no Notice Upheld to report this month

Notice Varied and Upheld

There are no Notice Varied and Upheld to report this month