

Report of the Strategic Director of Place to the meeting of the Area Planning Panel (BRADFORD) to be held on 25 August 2021

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	97 Whetley Lane Bradford BD8 9DS - 21/02835/FUL [Approve]	Manningham
B	16 Victor Street Heaton Bradford BD9 4RB - 21/02913/HOU [Refuse]	Manningham
C	2 - 4 Rawson Place Bradford BD1 3QQ - 21/02029/FUL [Refuse]	City
D	2 - 4 Rawson Place Bradford BD1 3QQ - 21/03003/LBC [Refuse]	City
E	68 Allerton Grange Drive Bradford BD15 7HE - 21/01977/HOU [Refuse]	Thornton And Allerton

Julian Jackson
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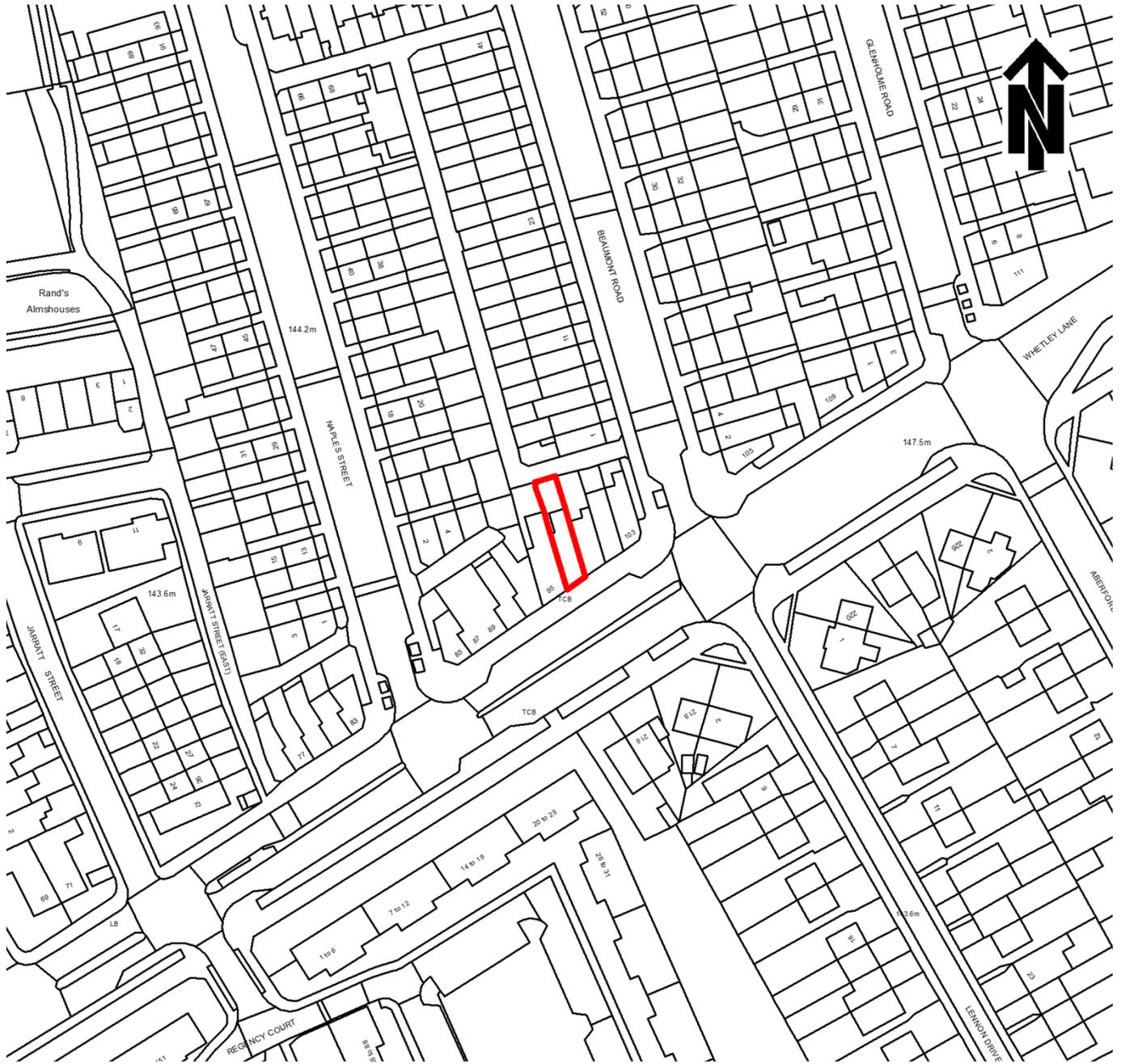
Portfolio:
Regeneration, Planning & Transport

Overview & Scrutiny Committee Area:
Regeneration and Environment

21/02835/FUL



City of
BRADFORD
METROPOLITAN DISTRICT COUNCIL



1:1,250

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97 Whetley Lane
Bradford
BD8 9DS

25 August 2021

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

Application Number:
21/02835/FUL

Type of Application/Proposal and Address:

This is a full application proposing a first floor rear extension to an existing shop above an already approved extension at 97 Whetley Lane, Bradford.

Applicant:

Mr Mohammed Tasib

Agent:

Mr Eatzaz Hassan, Faum Architecture

Site Description:

Number 97 Whetley Lane is a two storey terraced property located on a row of predominantly commercial uses. The property is constructed in stone with a slate roof and is currently occupied as a kitchen showroom, which has been there for many years.

Relevant Site History:

82/00978/FUL - Erection of rear extension and construction of dormer windows – Granted 26.03.1982

88/02166/FUL - Installation of new shopfront – Granted 26.04.1988

11/04915/FUL - Installation of first floor shop front window – Granted 26.04.1988

18/02596/FUL - Shop front alterations to existing property – Granted 05.09.2018

20/00929/FUL - Basement and rear single storey extension – Granted 02.06.2020

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 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 NPPF 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 (DPD) was adopted in 2017 though some of the policies contained within the preceding Replacement Unitary Development Plan (RUDP) remain applicable until adoption of Allocations and Area Action Plan DPDs. The site is not allocated for any specific land-use in the RUDP. Accordingly, the above adopted Core Strategy DPD and saved RUDP policies are applicable to this proposal.

Core Strategy Policies

DS1 – Achieving Good Design
DS3 – Urban Character
DS4 – Streets and Movement
DS5 – Safe and Inclusive Places
TR2 – Parking Policy

Other Relevant Legislation

‘Homes and Neighbourhoods: A Guide to Designing in Bradford’ Supplementary Planning Document (SPD)
‘Householder’ SPD

Parish Council:

Not applicable in this area.

Publicity and Number of Representations:

The application was advertised by individual neighbour notification letters. The publicity period expired on 04 July 2021. No representations have been received.

Summary of Representations Received:

Not applicable.

Consultations:

None required.

Summary of Main Issues:

1. Principle of Development.
2. Impact on the Built Environment.
3. Impact on Neighbours.
4. Highway Safety.

Appraisal:

1. Background and Principle of Development

The proposal seeks planning permission for an extension to an existing commercial property. The property is unallocated for any specific use within the Council's Replacement Unitary Development Plan (RUDP), is not listed, nor is it within a conservation area and so is not offered any statutory protections. Given that this is an extension to an existing use which shall remain, the proposal is considered to be acceptable in principle, subject to a local impact assessment.

The application has been brought before the planning panel to ensure probity in the decision making process, as the applicant is a close relative of a member of staff.

2. Impact on the Built Environment

The extension to the rear is to be built above an already approved extension at ground floor level under application number 20/00929/FUL. This has been constructed in large, but works on site to finish the development are on hold pending a decision on this application.

The proposal seeks a 3 metre projection from the original rear wall at first floor level and will span the full width of this property. The extension will be constructed in materials to match the existing building and follows the property's existing design reproducing the unusual slope to the roof which is consistent with the pitch already approved at ground floor level and is a feature of this entire terraced row. Although no windows are proposed in any of the facing elevations, given the location at the rear which is away from any prominent vantage points, and the largely commercial nature of this site and the attached buildings, this proposal is not considered to harm the character or appearance of this commercial property or the wider area. The proposal has an acceptable impact on the built environment and accords with Policies DS1 and DS3 of the Core Strategy DPD.

3. Impact on Neighbours

The site occupies a mid-terrace position and is attached to one property that appears to be in a wholly commercial use at number 95, and another which is currently vacant but appears to be separated into a retail unit at ground floor with separate living accommodation above, numbered 99 and 99A respectively. Although there is not considered to be any significant impacts on the neighbouring commercial uses, the information suggests that there is a residential use on the first floor of the neighbouring property, which is considered below.

The Council's Householder Supplementary Planning Document (SPD) provides useful guidance when assessing the impacts of this proposal against the neighbouring property. The extension is to be set on the boundary and projects a distance of 3 metres from the original rear wall. Given that the habitable accommodation of the next door unit appears to start at first floor level, the proposed extension is considered to have a similar effect on this neighbour as a ground floor extension would for a typical residential property. The Council's Householder SPD suggests that a projection of 3 metres would have no significant overbearing impacts, would allow sufficient outlook and would raise no significant overshadowing issues for internal rooms. Proposed at a projection of 3 metres, this extension is considered to have an acceptable impact on the rooms of this neighbouring property.

The outdoor area at the rear of this neighbouring property appears to be occupied by the neighbouring commercial unit with an external shutter visible over the only rear entrance door, which is something typically found on commercial properties. Given the limited projection of the first floor extension, the existing impact of the single storey rear extension and the likelihood that this space will be used for bin storage and ancillary uses to the commercial unit in the future rather than as a garden to the upper floors, the proposal is considered to have an acceptable impact on this outdoor area.

The projection of 3 metres is considered to have an acceptable impact on both the neighbouring commercial and residential uses and makes no changes to the amount of outdoor space for this unit, according with policy DS5 of the Core Strategy DPD.

4. Highway Safety

The property is outside of a district or town centre but the additional space created at first floor is an extension to the existing use. The proposal increases the retail area by approximately 10 square metres and in a location where on-street parking is available. Considering the limited size of this extension, the proposal is not considered to raise any highway safety issues and will not increase the parking requirement of the site. The proposal does not raise any additional highway safety issues beyond any that might already exist in the area, and the proposal accords with policies DS4 and TR2 of the Core Strategy DPD.

Community Safety Implications:

The proposal has no implications for community safety.

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 to raise any significant concerns for the built environment, future occupants, neighbouring occupants, heritage assets or highway safety. The proposal follows guidance given in the Council's Homes and Neighbourhoods Supplementary Planning Document and accords with policies DS1, DS3, DS4, DS5, EN3 and TR2 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. The development hereby approved shall only be carried out in accordance with the approved plans listed below:-

Location Plan referenced 19052-P-01 received by the Council on the 26.5.2021.
Existing and Proposed Plans and Elevations referenced 19052-P-10-A received by the Council on the 03.08.2021.

Reason: For the avoidance of doubt as to the terms under which this planning permission has been granted.

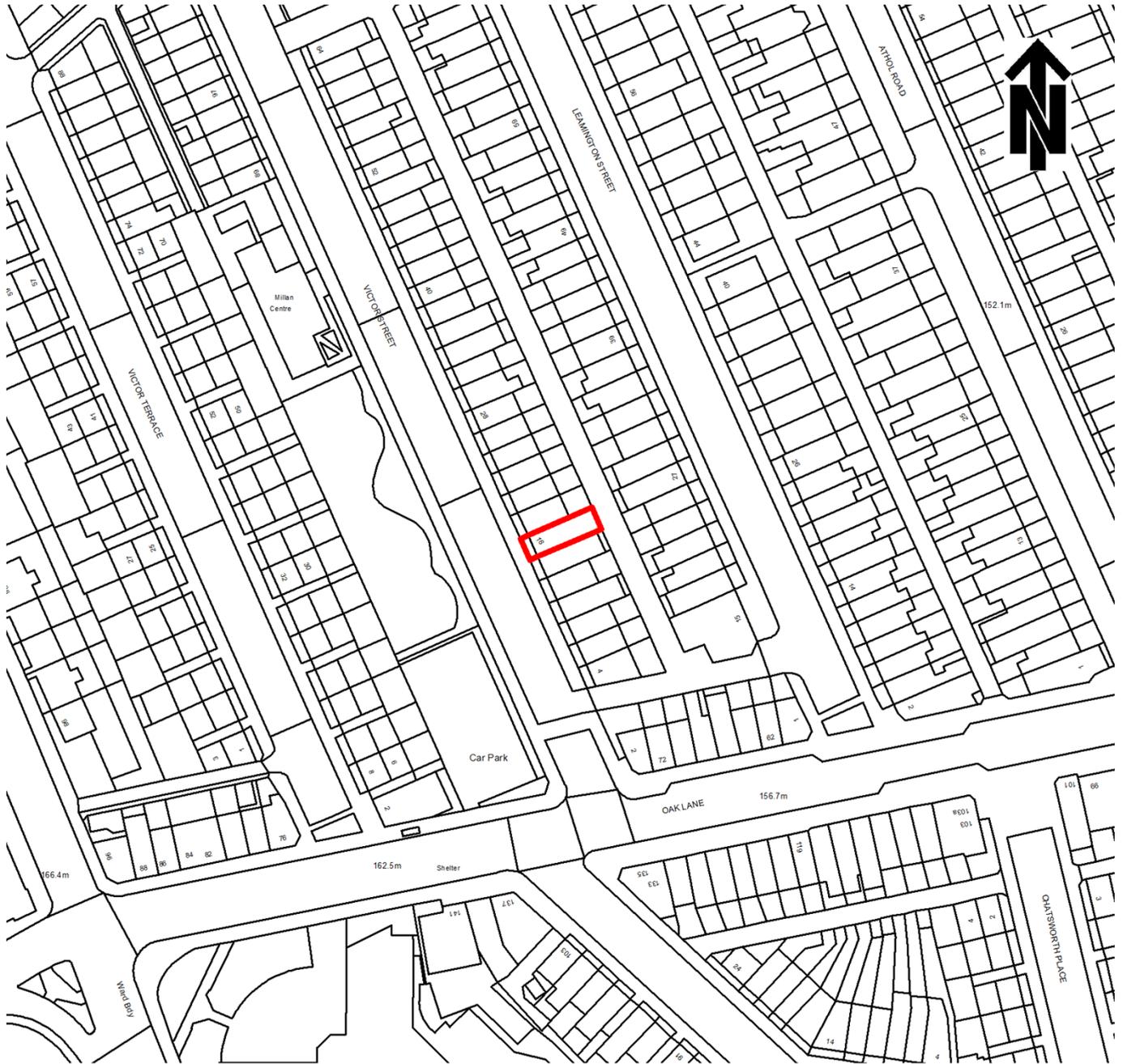
3. The development hereby permitted shall be constructed using external facing and roofing materials to match the existing building as is specified on the submitted application.

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

21/02913/HOU



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**16 Victor Street
Heaton Bradford
BD9 4RB**

25 August 2021

Item: B
Ward: MANNINGHAM
Recommendation:
TO REFUSE PLANNING PERMISSION

Application Number:
21/02913/HOU

Type of Application/Proposal and Address:
This is a householder application for dormer windows to the front and rear roof of 16 Victor Street, Manningham.

Applicant:
Mr Khan

Agent:
S R Design

Site Description:
Number 16 Victor Street is a two storey mid-terraced property located in the North Park Road Conservation Area. It is a property constructed in stone, with a slate tile roof and has an attractive canopy feature above the door which is replicated on other houses on this street. The roof at the front currently has a roof light.

Relevant Site History:
00/01191/FUL – Single storey extension to rear of dwelling to provide shower room – Granted 15.06.2000
11/04626/HOU – Construction of single storey rear extension – Granted 06.12.2011
13/00637/HOU – Construction of single storey rear extension – Granted 16.05.2013

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 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 NPPF 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 (DPD) was adopted in 2017 though some of the policies contained within the preceding Replacement Unitary Development Plan (RUDP) remain applicable until adoption of Allocations and Area Action Plan DPDs. The site is not allocated for any specific land-use in the RUDP. Accordingly, the above adopted Core Strategy DPD and saved RUDP policies are applicable to this proposal.

Core Strategy Policies

DS1 – Achieving Good Design
DS3 – Urban Character
DS5 – Safe and Inclusive Places
EN3 – Historic Environment

Other Relevant Legislation

‘Householder’ Supplementary Planning Document (SPD)

Parish Council:

Not applicable in this area.

Publicity and Number of Representations:

The application was advertised by individual neighbour notification letters. It was also advertised by site notice and within the Telegraph and Argus as this is a requirement for applications which affect a conservation area. One representation of support was received from a Ward Councillor.

Summary of Representations Received:

The Councillor supports the proposal as the applicant has two children who have additional needs and requires this additional space to manage the care of his growing family. He has asked that this is taken into consideration when making a decision and if officers are minded to refuse the application, that a decision is made by the Planning Panel.

Consultations:

Heritage and Conservation - The site is within a conservation area and although the addition of dormer windows does not raise any issues in principle, the expectation is that their design should follow the adopted Council guidance. The size and design of the dormer windows is currently inappropriate, would appear discordant, presenting a harmful addition to the roof which fails to maintain or enhance the character and appearance of the area, which is contrary to policy EN3 of the Core Strategy DPD.

Summary of Main Issues:

1. Principle of Development.
2. Impact on Neighbouring and Future Occupants.
3. Impact on the Built Environment.
4. Impact on the Heritage Assets.
5. Highway Safety.
6. Other Planning Matters.

Appraisal:

1. Background and Principle of Development

The proposal seeks planning permission to add dormer windows to an existing residential property. The building is not listed but is within a conservation area and so is afforded some statutory protections and should be assessed against relevant legislation, policy and guidance. The current use of this site is not altered and so the proposal is considered to be acceptable in principle subject to a local impact assessment.

2. Impact on the Built Environment

The proposed dormer windows to front and rear are disproportionate to the size of this property. Their design incorporates large amounts of cladding to the face, and the front dormer which is constructed directly above the eaves, would over dominate the appearance of this roof causing significant harm to the appearance of this property and the wider street.

Although there are other box type dormers seen nearby, they are few in number and they appear to have been installed prior to the adoption of the Council's Householder SPD, or in one case has previously been the subject of enforcement action. A consistent approach over the last decade has seen a number of dormer window applications on this street given a planning approval. These have comprised of appropriately sized pitched roof dormer windows to the front and box type dormer windows to the rear, which is seen on a number of neighbouring properties and is the design encouraged on this site.

Currently the design of the dormer windows due to their mass, dominance and the excessive amounts of cladding, would present significant harm to the appearance of this property and the wider terraced row. They design does not follow the guidance given in the Council's Householder SPD and fails to accord with Policies DS1, DS3 and EN3 of the Core Strategy DPD.

3. Impact on Heritage Assets

The application site is located within North Park Road Conservation Area. It is a late 19th century terraced property, which was originally constructed to house mill workers. It not only contributes positively to the character of the area, but as a group of properties is important to the city, providing a visual understanding of the historical development of this area.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out a general duty in respect of conservation areas. In the exercise of a Local Planning Authority's planning functions with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Although the principle of dormer windows on this property is acceptable, the Local Planning Authority has a duty to pay special attention to the character and appearance of conservation areas. The Council has published guidance for dormer windows in its Householder SPD and the expectation is that to help preserve the character and appearance of this area, changes to the roof should be appropriate to the site's context and should not detract from the character of the property, which this currently does.

The SPD advises that dormer windows to principal elevations should have a pitched roof and be restricted to 1.5m in width. Dormer windows to rear elevations can be 3m wide with a flat roof.

The large box style dormers appear to over dominate the appearance of the roof and do not pay adequate respect to the character of the existing property or those around it. Although a smaller box style dormer could be achieved on the rear given the limited public vantage points, at the front a box style dormer on this property would fail to preserve or enhance the character or appearance of this property and the wider row, which is not acceptable. The proposed design does not follow the guidance given in the Council's Householder SPD, is harmful to the character and appearance of the conservation area and is contrary to Policy EN3 of the Core Strategy DPD. The level of harm posed is unacceptable and should not be accepted under the Council's duties outlined in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

4. Impact on Neighbouring Occupants

The dormer windows do not go beyond the ridge of the roof or sit forward of the property's existing walls and so do not raise any overbearing, overshadowing or overlooking issues beyond any that already exist. The impact on neighbouring properties is considered to be acceptable and accords with Policy DS5 of the Core Strategy DPD.

5. Highway Safety

The proposal seeks a relatively small increase to an existing residential use and will not generate any additional parking need. No highway safety issues are raised.

6. Other Planning Matters

Both the applicant and a ward Councillor have stated that the proposal is required to help meet the needs of a growing family and the additional needs of 2 disabled residents living at this address. This was not made clear when the application was submitted and there is no documented evidence to show this, however the past history of the site and an extension at the rear, showing a bedroom and bathroom facility at ground floor level, appear to partly substantiate this claim.

Notwithstanding the above, the changes proposed are to take place within the roof only and although disabilities come in many forms, it is not clear how the addition of dormer windows would directly impact on the needs of a person with a disability. By following the guidance published in the Council's Householder Supplementary Planning Document, the same number of bedrooms as proposed could still be achieved with no impact felt on the ground floor uses, which have previously been extended to meet the needs of disabled residents.

The principle of a dormer windows is acceptable and amendments were sought during the application process but were not produced. The additional volume created by not following the adopted guidance would produce a minimal amount of additional space than what could be achieved otherwise and would not make a significant difference in alleviating a potential overcrowding issue at this address. Without information to suggest otherwise, there appears to be a viable and less harmful alternative to this proposal that would produce the same benefits for the applicant and therefore any additional harm is unjustified.

Community Safety Implications:

The proposal has no implications for community safety.

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:

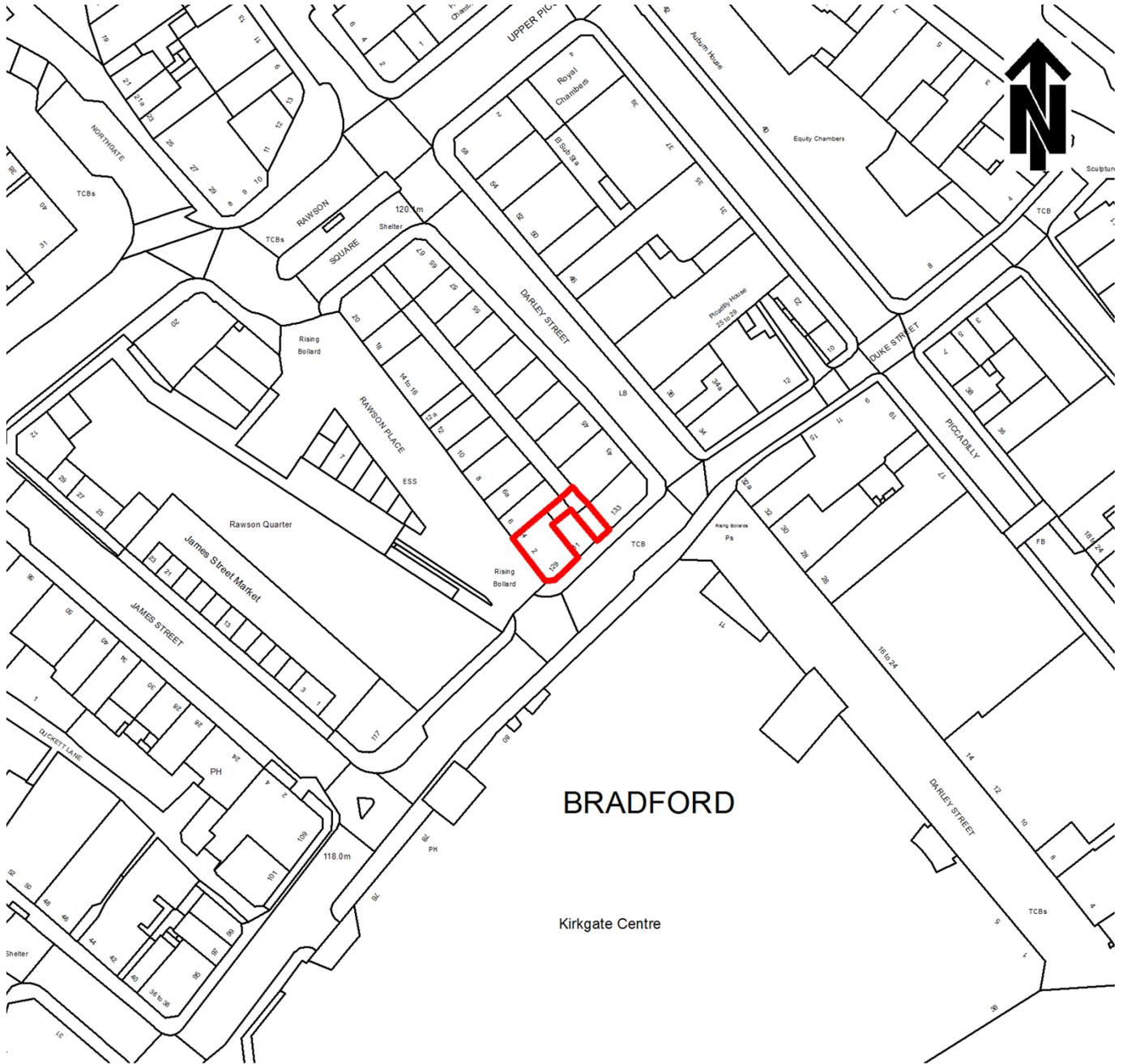
1. The dormer windows by way of their excessive size and poor design, present an over dominating and incongruous feature on this roof. The proposed changes do not pay adequate respect to the appearance of the existing property and would have a significant and detrimental impact on the character of the Conservation Area in which the property is located. The proposal does not follow the guidance in the Council's Householder Supplementary Planning Document and fails to accord with policies DS1, DS3 and EN3 of the Core Strategy Development Plan Document.

By failing to preserve and enhance the character of the conservation area, the proposal is also not considered to be in line with the statutory duties imposed on the Council within Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

21/02029/FUL



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2 - 4 Rawson Place
Bradford
BD1 3QQ

25 August 2021

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

Application Number:
21/02029/FUL

Type of Application/Proposal and Address:

This is a full application to attach aluminium shutters to the front and side of the ground floor of an existing commercial property at 2 - 4 Rawson Place, Bradford.

Applicant:

Mr Arif

Agent:

Khawaja Planning Services

Site Description:

The site is a Grade II Listed building within the City Centre Conservation Area. It occupies a prominent position on the corner of Godwin street and is a high quality building constructed over a number of levels in stone. It has a number of enhanced physical features which are of notable merit and the shop front currently appears detached from the upper floors by its design.

Relevant Site History:

05/03651/COU - Change of use from A1 to A2 – Refused 10.08.2005
08/00619/COU - Change of use of A1 to A3 – Granted 28.03.2008
12/04614/FUL - Construction of single storey rear extension and rear roller shutter - Refused 07.01.2013
13/00215/FUL - Construction of single storey extension to rear - Granted 01.03.2013
13/01488/FUL - Installation of black roller shutters - Granted 20.05.2013
14/00616/FUL - Installation of aluminium shop windows and internal alterations - Granted 28.03.2014
14/00617/LBC - Installation of aluminium shop windows and internal alterations - Granted 28.03.2014
17/03239/FUL - Folding screen and two retractable parasols – Refused 17.07.2017
17/03240/LBC - Folding screen and two retractable parasols – Refused 17.07.2017
18/02823/FUL - Folding screen and two retractable parasols – Refused 28.08.2018
18/02824/LBC - Folding screen and two retractable parasols – Refused 28.08.2018
19/04871/FUL - Installation of front & side lattice type roller shutters – Refused 16.01.2020
21/03003/LBC - Front and side internally mounted aluminium roller shutters - To be determined alongside this application

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 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 NPPF 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 (DPD) was adopted in 2017 though some of the policies contained within the preceding Replacement Unitary Development Plan (RUDP) remain applicable. The Bradford City Centre Area Action Plan was also adopted in 2017. The site is within the primary shopping area of Bradford City Centre allocated within the Area Action Plan and is also within the City Centre Conservation Area.

Core Strategy Policies

DS1 – Achieving Good Design
DS3 – Urban Character
DS5 – Safe and Inclusive Spaces
EN3 – Historic Environment
EC5 – City, Town, District and Local Centres

Bradford City Centre Area Action Plan (AAP) Policies

SL1 – Retail Development
SL2 – Primary and Secondary Shop Frontages
M1 – Walking, Cycling and Public Realm
CL3 – Active Frontages and Community Provision

Other Relevant Legislation

A Shopkeepers Guide to Securing their Premises Supplementary Planning Document (SPD)

Parish Council:

"text"

Publicity and Number of Representations:

The application was advertised by a site notice and with a press advertisement. Two representations have been received. One is from a member of the public and the other has been received from a Ward Councillor.

Summary of Representations Received:

The member of the public objects to the planning application as it is retrospective stating a blatant disregard for planning in Bradford.

The councillor is in support of the application and states that based on the past history of this site and his belief that the proposal accords with policy, the proposal should be given the support of planning officers, but if it isn't, has requested that the application decision be made by the planning panel.

Consultations:

Heritage and Conservation - The Council has a specific duty under section 66 of the Planning (Listed Buildings and Conservations Areas) Act 1990 to preserve and enhance the character of this heritage asset. The installed shutters do not preserve the architectural interests of this building and introduce visually harmful features that detract from the significance of this heritage asset, causing harm to its character and appearance. Compelling justification has not been provided for the level of harm introduced and the proposal fails to follow the adopted guidance in the Shopkeepers Guide to Securing their Premises Supplementary Planning Document, and is in conflict with the National Planning Policy Framework, and Core Strategy policies EN3, DS3, SC1 and SC9.

West Yorkshire Police - The site has been the location for a number of repeat crime problems and external lights and CCTV of a high quality have already been installed. There are a number of properties in the vicinity with shutters making this an easier target at times of reduced footfall and reduced natural surveillance. External shutters are not supported, however internal shutters of an appropriate design would be as they would allow natural surveillance in and out of the premises and create an active street frontage, whilst providing an acceptable amount of additional security.

Project Officer for Townscape Heritage Scheme - The changes so far have contributed to an ongoing loss of what makes Lincolnshire House significant. The owner has previously declined to consider alternatives to external shutters despite a range of security solutions available that respond to different site conditions. The provision of internal shutters should be possible, but no investigation to establish the best solution appears to have been made. There also doesn't appear to be much justification to protect areas beyond the till, counter and kitchen areas, which could all be done with internal measures.

Summary of Main Issues:

1. Principle of Development.
2. Impact on Heritage Assets.
3. Impact on the Vitality and Viability of the City Centre.
4. Impact on Crime and Security.
5. Other Matters Raised by Representations.

Appraisal:

1. Principle of Development

The property is located within an area at the "Top of Town" which the Council is actively trying to improve. There is a £2million Townscape Heritage Fund available to property owners within this area aiming to improve historic buildings and to encourage further business investment. A new market and public square is currently under construction a short walk from the site on Darley Street and the longer term development of key sites close to here include High Point and the replacement of the Oastler market site on John Street, with a new residential quarter planned which is in the design and consultation stages.

The site is located in an area of regeneration activity and is allocated as a primary shopping area within the Bradford City Centre Area Action Plan adopted in 2017. The building is Grade II Listed and is within the City Centre Conservation Area and so is offered some statutory protections and should be assessed against relevant legislation, policy and guidance.

The site has a long history of proposed development and some works on site appear to be unauthorised including this proposal, which is confirmed by the agent as a retrospective application for external shutters. The shutters close on the outside but are mounted behind the existing signage and for the purpose of this assessment are regarded as external.

The current shop frontage appears to have more glazing and fascia panels than what has been approved previously and there does not appear to be any advertisement consents for the existing signage. The site is the subject of a challenge by the Council's Planning Enforcement Team, however proceedings are on hold pending the outcome of this application.

This application seeks permission for the external shutters only which, given the general presumption against external shutters to the principal elevation of properties within Conservation Areas and/or Listed Buildings within the adopted Shop Keeper's Guide to Securing their Premises SPD, is not considered to be acceptable in principle.

2. Impact on Heritage Assets

The application site is a Grade II Listed building within the City Centre Conservation Area. Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 set out the Local Planning Authorities duties in respect to listed buildings and conservation areas, when exercising their planning functions.

Section 66 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 states that in the exercise of a Local Planning Authority's planning functions with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The site occupies a prominent position on the corner of Godwin Street and Rawson Place and is a high quality building constructed over a number of levels in natural stone. It has clear architectural significance and includes a number of enhanced physical features such as detailed finishes to window surroundings, a large defined doorway with ornamental surrounds, and substantial pillars which are currently enclosed by unauthorised changes to the shop front.

Although there are many modern retail units within a close proximity of this site, this property is physically separated from them by the surrounding roads and forms part of a group of historic properties, many of which are listed and form part of the City Centre Conservation Area. As a group this wealth of historic buildings, present a mixture of ornate Victorian styles, indicating past wealth, prestige and civic pride, and are culturally important to the City. The building is important both individually and as part of the wider group, having an historic significance in its own architectural merit and by providing a strong positive contribution to the setting of other nearby listed buildings to which it is attached.

The application is ambiguous in its description stating on the application form “internally mounted shutters”, which on both the plans and on site it is evident close on the exterior of the window. The internal mounting is reliant on the bulky external signage for which no formal consent has been given and the shutters themselves introduce a stark and hostile appearance to the ground floor face of this building, with the whole ground floor frontage currently showing no design or aesthetic intent to respect the importance of this listed building. The ground floor at present is in deep contrast and poorly related to the architectural quality of the rest of the building, and is not good design, contrary to the aims of policy DS1 of the Core Strategy Development Plan Document.

Design Principle 4 of the Council's Shopkeepers Guide to Securing their Premises SPD, states a general presumption against the use of external security measures for properties which are listed. Although some additional information has been provided including statements from people working at the premises and crime numbers, the submitted design, access and heritage statement does not fulfil the requirements of paragraph 194 of the National Planning Policy Framework. The submitted information fails to assess the significance of this heritage asset to an appropriate level and does not evaluate the impacts this proposal would have or justify the need for the works fully. It doesn't demonstrate that all less visually intrusive security measures have been fully considered and the extent of changes to the exterior of this building to facilitate the new security measures, are excessive, are not well designed and are without justification.

The level of detailing on the proposed plans is poor given the significance of this building, but as the shutters are visible on the shopfront already, an assessment has been made. It is evident that the shutters fail to preserve the architectural interest of the building and are visually in conflict with the high quality and positive appearance of the upper floors. The shutters appear incongruous and themselves draw attention, thus detracting from the significance of this heritage asset and resulting in substantial harm to the buildings appearance and the character of the conservation area. They introduce discordant and unsightly features on the most prominent elevations of this building and the level of harm posed is contrary to the aims of policies DS3 and EN3 of the Core Strategy Development Plan Document.

The proposal as seen on site does not follow the guidance published in the Council's Shopkeeper's Guide to Securing their Premises SPD, and causes substantial and unjustified harm to the character and appearance of this important heritage asset, the setting of other listed buildings and the wider conservation area, conflicting with the aims of policies EN3, DS1 and DS3 of the Core Strategy Development Plan Document. The application does not present a level of detail that fully appreciates or understands the significance of this heritage asset and as such, in light of the Council's duties under Section 66 (1) and 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is considered that the application should be refused.

3. Impact on the Vitality and Viability of the City Centre

Planning policy at both national and local levels aim to promote sustainable communities. The Bradford City Centre Area Action Plan states the importance of active frontages particularly in primary shopping areas. This property is both within a primary shopping area and has a prominent frontage, with a primary frontage towards Godwin Street and a secondary frontage towards Rawson Place as shown in figure 16 of the Area Action Plan. Policy CL3 of the action plan states that active frontages make a huge contribution to the sustainability of an area, adding interest, life and vitality to the public realm.

The proposal seeks permission for external shutters to the ground floor of this commercial property, however the use of solid external shutters on any retail property is discouraged by the Council. The use of solid shutters in this primary shopping area, will result in a solid barrier between this property and the main street, impacting on the vibrancy and vitality of the street both now and in the future.

Primary retail areas need to remain safe, accessible and welcoming at all parts of the day including when the business is closed and active frontages allow areas to appear attractive and inviting. By creating a physical barrier between the property and the street, the solid shutters do not promote an environment where businesses can thrive and fail to promote an attractive, inclusive and safe environment within this primary retail setting, particularly when the shop is closed. This does not follow the guidance given in the Shopkeepers Guide to Securing their Premises SPD and fails to accord with policies M1 and EC3 of the Bradford City Centre Area Action Plan and policies EC5 and DS5 of the Core Strategy Development Plan Document.

4. Impact on Crime and Security

The Supplementary Planning Document for shopkeepers has been produced in collaboration with the police, however the Council is aware that security is a major concern for business owners in the district. The applicant has provided details of a number of issues specific to this site and it appears from the submitted information that the property has been the target of a significant amount of criminal damage and antisocial behaviour in the recent past. Although there is evidently an issue with security on this site, it is noted that many of the crime numbers relate to events that happened whilst the shop was open, or are within its vicinity and would not have been prevented or mitigated had there been shutters in place. Supporting statements from some of the staff at the premises have been provided stating how the crimes have impacted on them and the business, with the new shutters indicated to have significantly improved the situation for employees and the business owner.

The Project Officer for the Townscape Heritage Fund has stated that there are different security solutions available to respond to different site conditions. In his opinion, less intrusive measures could be made to enhance security and the provision of internal shutters appears to be possible, however no investigation to establish the best solution appears to have been made. He has suggested a number of other measures which would have less of an impact on the building itself, but questions the need to protect areas at the front of the site, which largely comprise of tables and chairs. The areas within the shop which are most likely to be a target are the till area, cash register and kitchens. Access to the kitchens from outside of the site already benefit from additional security measures when the shop is closed, and internal measures which have not been explored, could further increase the protection of these areas.

The police have stated that there is good CCTV and lighting at these premises, and that they would support internal shutters of an appropriate design. The current shutters reduce the amount of light passing onto the streets outside, do not provide any natural surveillance and do not strike an acceptable balance between enhanced security measures for an individual property and the impact on the wider area. As there is no evidence to suggest that all internal security measures have been properly considered and an objection from the police, it is suggested that the security measures proposed are disproportionate to the risk.

There is a strong presumption against the provision of solid external roller shutters in the Council's Supplementary Planning Document. This external shutter is designed to cover the windows which take up the majority of this shop front. The solid shutter design visible on site is reliant on being hidden behind a large fascia sign that does not appear to benefit from any formal consents.

During closing hours, the shutters do not allow any light onto nearby pavements and create an unwelcoming and neglected atmosphere within the street, providing a solid screen between the business and its surroundings. The shutters create the perception of an unsafe environment, which although there has been some crime reduction benefit to this individual property in the short term, creates an intimidating appearance for the area immediately outside and the rest of the street, particularly on a night.

There is significant concern that the impact of this solid frontage could cause people to avoid the area, reducing the opportunities for natural surveillance and creating increased opportunities for crime and antisocial behaviour. Although there are existing problems due to high vacancy rates, the Council are actively trying to address these by encourage new uses into the area. There is grant funding available to proposals that allow an active frontage and natural surveillance of the street, which form part of a longer term strategy to bring unused and underused buildings back into use, which will benefit the area as a whole by reducing opportunities for crime.

Although some weight has been applied to the individual site circumstances, the design of the solid external shutters could potentially lead to an increase in crime and antisocial behaviour surrounding the site and is considered to increase the perception of crime in the area to an unacceptable level. The National Planning Policy Framework paragraph 92 suggest that decisions should be made without undermining the quality of life through crime or fear of crime, and that active and continual uses of public areas should be encouraged, which this fails to do. This is a primary shopping street and the property should maintain an active frontage at all times. Failure to do so would be at odds with the Council's aspirations

to regenerate the area for the use of primary retail, does not coincide with the objectives of the Bradford City Centre Area Action Plan and is contrary to the guidance given in A Shopkeepers Guide to Securing their Premises Supplementary Planning Document and does not provide a safe and inclusive environment contrary to policy M1 of the Bradford City Centre Area Action Plan and policy DS5 of the Core Strategy Development Plan Document.

5. Other Matters Raised by Representations

A member of the public has objected to the retrospective nature of this application. As this application has been made valid and a fee has been paid, the Council have a duty to make an assessment and decision of this proposal. The fact that the application is retrospective bears no weight on the planning decision.

Community Safety Implications:

The proposal has no implications for community safety.

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 shutters introduce a stark and hostile appearance to the ground floor face of this listed building, presenting a deep and unacceptable contrast to its original high architectural quality. Their appearance is incongruous, drawing attention away from the significance of this heritage asset which not only impacts substantially on the building's character and appearance, but detracts from its significance. This substantial harm posed by this development is unacceptable and has a significant negative impact on the built environment, fails to preserve the setting of other attached listed buildings and harms the appearance of the wider conservation area.

The proposal does not follow the guidance given in A Shopkeeper's Guide to Securing their Premises SPD and fails to accord with policy CL3 of the Bradford Area Action Plan. The shutters are contrary to policies DS1, DS3 and EN3 of the Core Strategy Development plan and conflict with the requirements of sections 66 (1) and 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The external shutters fail to promote an attractive, inclusive and safe environment, having a significant impact on the vibrancy and vitality of this primary retail area having a significant impact on its future sustainability. By creating a solid physical barrier between the shop and the street the proposal makes the area appear unfriendly and unwelcoming, and does not promote an environment where businesses' can thrive. The shutters present a disproportionate and unacceptable response to security issues and do not follow the guidance given in the Shopkeepers Guide to Securing their Premises SPD, failing to accord with the aims of policies M1 and CL3 of the Bradford City Centre

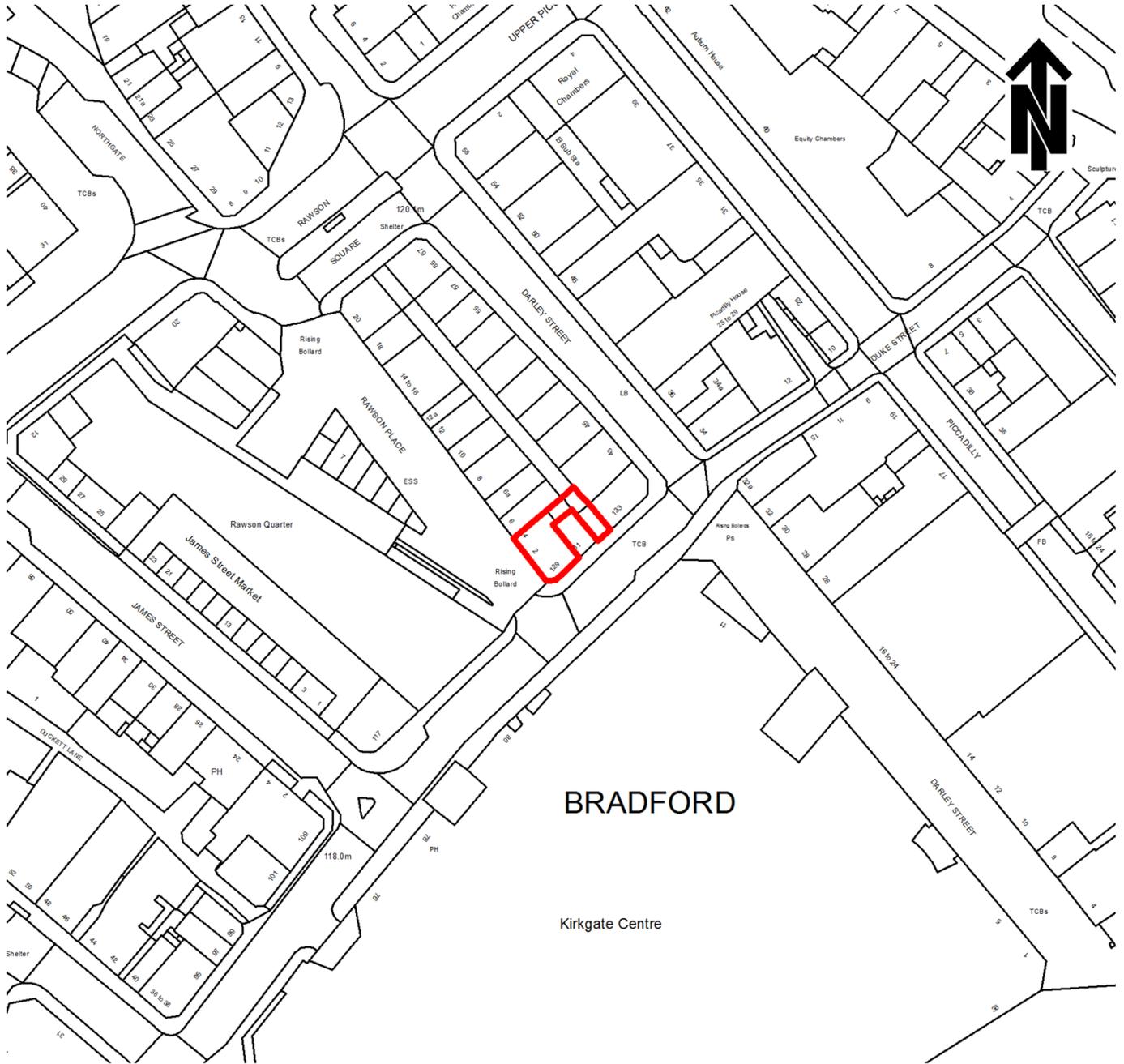
Area Action Plan, and policies EC5 and DS5 of the Core Strategy Development Plan Document.

3. The shutters proposed do not promote an active and continued use of the surrounding public streets, undermining the aims of the National Planning Policy Framework by increasing the potential and perception of crime. By reducing the amount of borrowed light to the streets surrounding, reducing the opportunities for natural surveillance and by creating an unwelcoming and neglected environment, the solid shutters give the perception of an unsafe environment that will cause people to avoid the area through fear of crime which is poor design and is not acceptable. The proposal does not follow the guidance given in the Shopkeepers Guide to Securing their Premises SPD, fails to accord with the aims of policies M1 and CL3 of the Bradford Area Action Plan, is contrary to paragraph 92 of the National Planning Policy Framework and contrary to the objectives of policy DS5 of the Core Strategy Development Plan Document.
4. The submitted design, heritage and access statement, along with the other submitted documents fail to assess and acknowledge the significance of this heritage asset to an appropriate level and do not evaluate the impacts of this proposal or fully justify the need for the works. The proposal will result in substantial harm to the character and appearance of this property and the wider conservation area, and there is not sufficient justification or benefit to the public, to allow this intrusive and harmful change on this heritage asset. The proposal does not fulfil the requirements of paragraph 194 of the National Planning Policy Framework and is contrary to the aims of policies EN3, DS1 and DS3 of the Core Strategy Development Plan Document.

21/03003/LBC



City of
BRADFORD
METROPOLITAN DISTRICT COUNCIL



1:1,250

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2 - 4 Rawson Place
Bradford
BD1 3QQ

25 August 2021

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

Application Number:
21/03003/LBC

Type of Application/Proposal and Address:

This is an application for a listed building's consent to attach aluminium shutters to the front and side of the ground floor of a commercial property at 2 - 4 Rawson Place, Bradford.

Applicant:

Mr Arif

Agent:

Mr Zeshan Khawaja, Khawaja Planning Services

Site Description:

The site is a Grade II Listed building within the City Centre Conservation Area. It occupies a prominent position on the corner of Godwin street and is a high quality building constructed over a number of levels in stone. It has a number of enhanced physical features which are of notable merit and the shop front currently appears detached from the upper floors by its design.

Relevant Site History:

05/03651/COU - Change of use from A1 to A2 – Refused 10.08.2005
08/00619/COU - Change of use of A1 to A3 – Granted 28.03.2008
12/04614/FUL - Construction of single storey rear extension and rear roller shutter - Refused 07.01.2013
13/00215/FUL - Construction of single storey extension to rear - Granted 01.03.2013
13/01488/FUL - Installation of black roller shutters - Granted 20.05.2013
14/00616/FUL - Installation of aluminium shop windows and internal alterations - Granted 28.03.2014
14/00617/LBC - Installation of aluminium shop windows and internal alterations - Granted 28.03.2014
17/03239/FUL - Folding screen and two retractable parasols – Refused 17.07.2017
17/03240/LBC - Folding screen and two retractable parasols – Refused 17.07.2017
18/02823/FUL - Folding screen and two retractable parasols – Refused 28.08.2018
18/02824/LBC - Folding screen and two retractable parasols – Refused 28.08.2018
19/04871/FUL - Installation of front & side lattice type roller shutters – Refused 16.01.2020
21/02029/FUL - Front and side internally mounted aluminium roller shutters – To be determined alongside this application

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 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 NPPF 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 (DPD) was adopted in 2017 though some of the policies contained within the preceding Replacement Unitary Development Plan (RUDP) remain applicable. The Bradford City Centre Area Action Plan was also adopted in 2017. The site is within the primary shopping area of Bradford City Centre allocated within the Area Action Plan and is also within the City Centre Conservation Area.

Core Strategy Policies

EN3 – Historic Environment

Other Relevant Legislation

A Shopkeepers Guide to Securing their Premises Supplementary Planning Document (SPD)

Publicity and Number of Representations:

The application was advertised by a site notice and with a press advertisement. One representation has been received from a Ward Councillor in support of the application.

Summary of Representations Received:

The Councillor states that based on the past history of this site and his belief that the proposal accords with policy, the proposal should be given the support of Planning Officers, but if it isn't, has requested that the application decision be made by the Planning Panel.

Consultations:

Heritage and Conservation - The Council has a specific duty under relevant sections of the Planning (Listed Buildings and Conservations Areas) Act 1990 to preserve and enhance the character of this heritage asset. The installed shutters do not preserve the architectural interests of this building and introduce visually harmful features that detract from the significance of this heritage asset causing harm to its character and appearance. Compelling justification has not been provided for the level of harm introduced and the proposal fails to follow the adopted guidance in the Shopkeepers Guide to securing their premises

Supplementary Planning Document, and is in conflict with the National Planning Policy Framework, and Core Strategy policies EN3, DS3, SC1 and SC9.

Project Officer for Townscape Heritage Scheme - The changes so far have contributed to an ongoing loss of what makes Lincolnshire House significant. The owner has previously declined to consider alternatives to external shutters despite a range of security solutions available that respond to different site conditions. The provision of internal shutters should be possible, but no investigation to establish the best solution appears to have been made. There also doesn't appear to be much justification to protect areas beyond the till, counter and kitchen areas, which all could be done with internal measures.

Summary of Main Issues:

Impact on the special interests of this listed building.

Appraisal:

The application site is a Grade II Listed building within the City Centre Conservation. Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in considering whether to grant listed building consent for any works, the Local Planning Authority shall have regard to the desirability of preserving the building or its setting, or any special architectural features or historic interest in which it possesses.

The site occupies a prominent position on the corner of Godwin Street and Rawson Place and is a high quality building constructed over a number of levels in natural stone. It has clear architectural significance and includes a number of enhanced physical features such as detailed finishes to window surroundings, a large defined doorway with ornamental surrounds, and substantial pillars which are currently enclosed by unauthorised changes to the shop front.

Although there are many modern retail units within a close proximity of this site, this property is physically separated from them by the surrounding roads and forms part of a group of historic properties, many of which are listed. As a group this wealth of historic buildings, present a mixture of ornate Victorian styles, indicating past wealth, prestige and civic pride, and are culturally important to the City. The building is important both individually and as part of the wider group, having an historic significance in its own architectural merit and by providing a strong positive contribution to the setting of other nearby listed buildings to which it is attached.

The application is ambiguous in its description stating on the application form "internally mounted shutters", which on both the plans and on site it is evident close on the exterior of the window. The internal mounting is reliant on the bulky external signage for which no formal consent has been given and the shutters themselves introduce a stark and hostile appearance to the ground floor face of this building, with the whole ground floor frontage currently showing no design or aesthetic intent to respect the importance of this listed building. The ground floor at present is in deep contrast and poorly related to the architectural quality of the rest of the building and is not good design.

Design Principle 4 of the Council's A Shopkeepers Guide to Securing their Premises (SPD), states a general presumption against the use of external security measures for properties which are listed. Although some additional information has been provided including statements from people working at the premises and crime numbers, the submitted design, access and heritage statement does not fulfil the requirements of paragraph 194 of the National Planning Policy Framework. The submitted information fails to assess the significance of this heritage asset to an appropriate level and does not evaluate the impacts this proposal would have or justify the need for the works fully. It doesn't demonstrate that all less visually intrusive security measures have been fully considered and the extent of changes to the exterior of this building to facilitate the new security measures, are excessive, are not well designed and are without justification.

The level of detailing on the proposed plans are poor given the significance of this building, but as the shutters are visible on the shopfront already, an assessment has been made. It is evident that the shutters fail to preserve the architectural interest of the building and are visually in conflict with the high quality and positive appearance of the upper floors. The shutters appear incongruous and themselves draw attention, thus distracting from the significance of this heritage asset and resulting in substantial harm to the buildings appearance. They introduce discordant and unsightly features on the most prominent elevations of this building and the level of harm posed is substantial and contrary to the aims of policy EN3 of the Core Strategy Development Plan Document.

The proposal as seen on site does not follow the guidance published in the Council's Shopkeeper's Guide to Securing their Premises Supplementary Planning Document, and causes substantial and unjustified harm to the character and appearance of this important heritage asset. The proposal does not present a level of detail that fully appreciates or understands the significance of this heritage asset as required by paragraph 194 of the National Planning Policy Framework and as such, the Council has a duty under Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is considered that this application should be refused.

Community Safety Implications:

The proposal has no implications for community safety.

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:

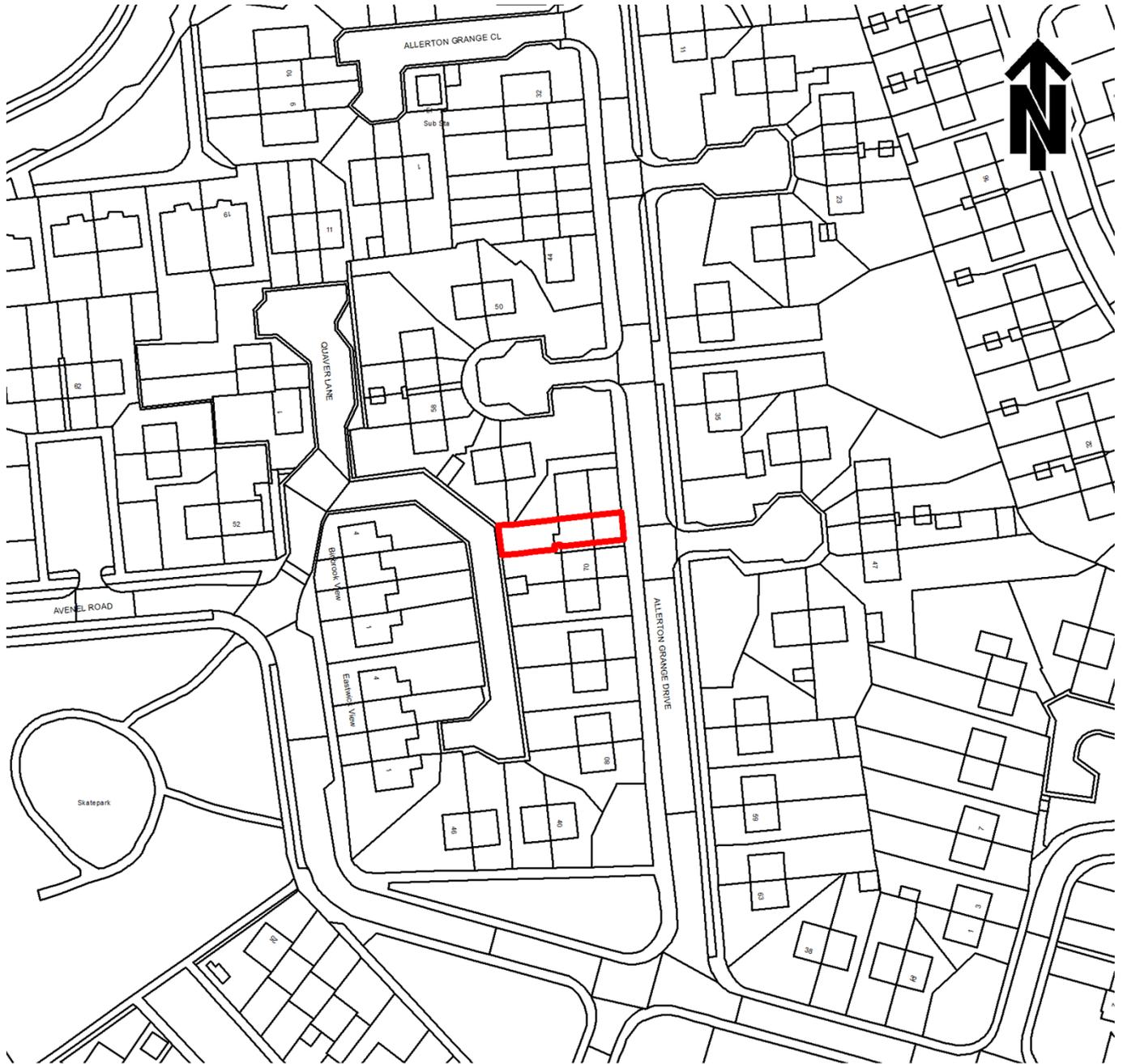
1. The shutters introduce a stark and hostile appearance to the ground floor face of this listed building, presenting a deep and unacceptable contrast to its original high architectural quality. Their appearance is incongruous, drawing attention away from the significance of this heritage asset which not only impacts substantially on the building's character and appearance, but distracts from its significance.

This substantial harm posed by this development fails to preserve the building and the setting of the attached listed buildings which is contrary to the aims policy EN3 of the Core Strategy Development Plan Document and is refused under Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The submitted design, heritage and access statement, along with the other submitted documents fail to assess and acknowledge the significance of this heritage asset to an appropriate level and do not evaluate the impacts of this proposal or fully justify the need for the works.

The proposal will result in substantial harm to the character and appearance of this property and there is not sufficient justification, or benefit to the public, to allow this intrusive and harmful change on this heritage asset. The proposal does not fulfil the requirements of paragraph 194 of the National Planning Policy Framework and is contrary to the aims of policy EN3 of the Core Strategy Development Plan Document

21/01977/HOU



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**68 Allerton Grange Drive
Bradford
BD15 7HE**

25 August 2021

Item: E
Ward: THORNTON AND ALLERTON
Recommendation:
TO REFUSE PLANNING PERMISISON

Application Number:
21/01977/HOU

Type of Application/Proposal and Address:

The application is a householder application for the construction of a conservatory to the front of the existing dwelling at number 68 Allerton Grange Drive, Allerton.

Applicant:

Mr Steven Williams

Agent:

Mr Paul Clancy, Architectural Planning & Drawing

Site Description:

The applicant dwelling sits within a row of four town houses all constructed in a mix of brick and render under a tile roof. The site is located within a residential area and sits in an elevated position from the highway.

Relevant Site History:

No relevant site history.

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 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 NPPF 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 (DPD) was adopted in 2017 though some of the policies contained within the preceding Replacement Unitary Development Plan (RUDP) remain applicable until adoption of Allocations and Area Action Plan DPDs. The site is not allocated for any specific land-use in the RUDP. Accordingly, the above adopted Core Strategy DPD and saved RUDP policies are applicable to this proposal.

Core Strategy Policies

DS1 – Achieving Good Design

DS3 – Urban Character

DS5 – Safe and Inclusive Places

Other Relevant Legislation

‘Householder’ Supplementary Planning Document (SPD)

Parish Council:

Not applicable in this area.

Publicity and Number of Representations:

The application was publicised with neighbour notification letters. 13 letters were submitted with the application in support of the application. A Ward Councillor has also written in support of the application.

Summary of Representations Received:

All the letters contained standard text which left space for the addition of the relevant neighbouring property and name of the occupant. They state that there is no objection to the construction of the proposed conservatory.

The Ward Councillor asks for the application to be referred to Panel if officers are minded to refuse the application as she considers the development would not be detrimental to the surrounding area and properties. She also notes that the addition of a conservatory will provide additional space for a growing family that cannot afford to move to a larger house.

Consultations:

None required.

Summary of Main Issues:

1. Principle of development.
2. Impact on the built environment.
3. Impact on neighbouring occupants.
4. Highway safety.

Appraisal:

1. Principle of Development

The application is for the construction of a conservatory to the front of the existing dwelling. Whilst there is no objection to the construction of a conservatory on a residential property in this case there is strong objection to the placement of the conservatory on the principal elevation of the dwelling.

2. Impact on the Built Environment

The conservatory is proposed at a depth of 3 metres and a width of 3 metres, with a height of 3 metres also. Whilst the scale of the conservatory is considered subservient to the host property, the placement of the conservatory would cause harm to visual amenity.

Extensions to the principal elevation of a dwelling are normally regarded as inappropriate as they disrupt the established building line, and that would be the case here. Combined with the elevated position of the dwelling house from the road, the conservatory would appear as a discordant and incongruous feature within the locality and would be detrimental to visual amenity. It is also noted that the immediate street scene is devoid of features to the principal elevation save for small porches.

Given the significant harm to visual amenity the proposal is considered to be directly in conflict with Policy DS1 and DS3 of the Core Strategy.

3. Impact on Neighbouring Occupants

66 Allerton Grange Drive adjoins the applicant dwelling to the North. The conservatory would sit close to the common boundary, but as the depth and height are considered acceptable, there is no concern that the proposed development would lead to any adverse overshadowing or overbearing effect on the neighbouring property. Closest to the common boundary, the wall will be brick instead of the traditional glass which would prevent any overlooking into the habitable room windows of the neighbouring property also.

70 Allerton Grange Drive adjoins the applicant dwelling to the South, but is separated by a small access ginnel connecting the properties. The conservatory would be sited 2 metres from the common boundary, and as such there is no concern that there would be any adverse overshadowing effect on the neighbouring occupants. Similarly, the setback from the common boundary would also ensure that no direct views are afforded into any habitable room windows of the neighbouring property.

There is no conflict with policy DS5 of the Core Strategy.

4. Highway Safety:

There will be no changes to existing arrangements.

Community Safety Implications:

The proposal has no implications for community safety.

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. By reason of its placement on the principal elevation and its elevated position from the highway, the proposed conservatory will appear as an incongruous and discordant element within the locality which will disrupt the established building line and be to the detriment of visual amenity. This would directly conflict with Council guidance supplied in the form of the Householder Supplementary Planning Document, and also Policies DS1 and DS3 of the Core Strategy Development Plan Document.