

Report of the Strategic Director of Place to the meeting of the Area Planning Panel (BRADFORD) to be held on 27 July 2022

B

Summary Statement - Part Two

Miscellaneous Items

	<u>No. of Items</u>
A-AA Requests for Enforcement/Prosecution Action	(27)
AB-AC Decisions made by the Secretary of State - Allowed	(2)
AD-AT Decisions made by the Secretary of State - Dismissed	(17)

Julian Jackson
Assistant Director (Planning, Transportation and Highways)

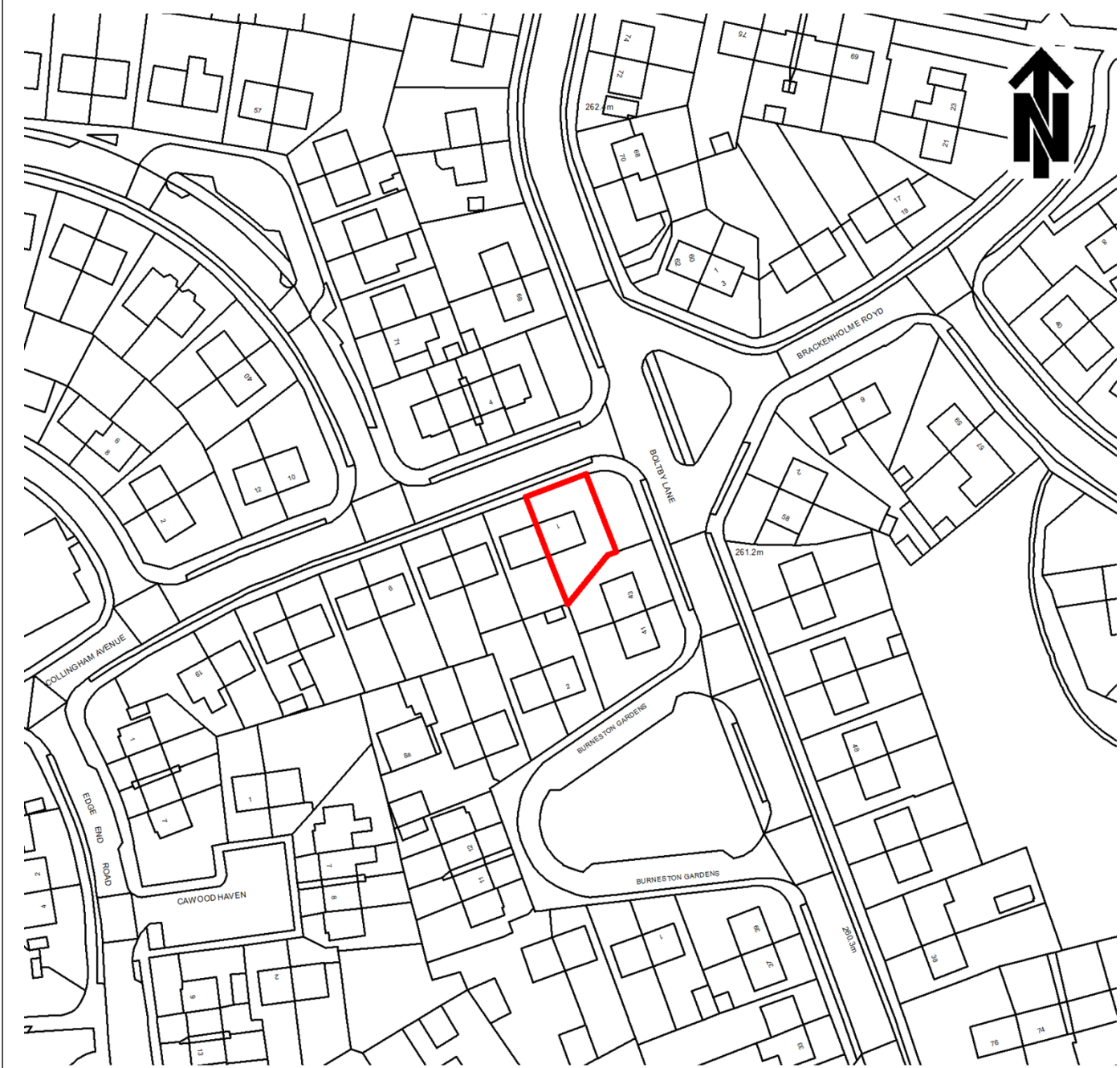
Report Contact: Mohammed Yousuf
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Portfolio:
Regeneration, Planning & Transport

Overview & Scrutiny Committee Area:
Regeneration and Environment

20/00605/ENFUNA



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**1 Collingham Avenue
Bradford
BD6 2AN**

27 July 2022

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

Enforcement Reference:
20/00605/ENFUNA

Site Location:
1 Collingham Avenue Bradford West Yorkshire BD6 2AN

Breach of Planning Control:

Without planning permission, the construction of a boundary wall and vehicular gates to the front of the dwelling on the land.

Circumstances:

In March 2020 the council received an enquiry regarding alleged unauthorised boundary treatment at the above property.

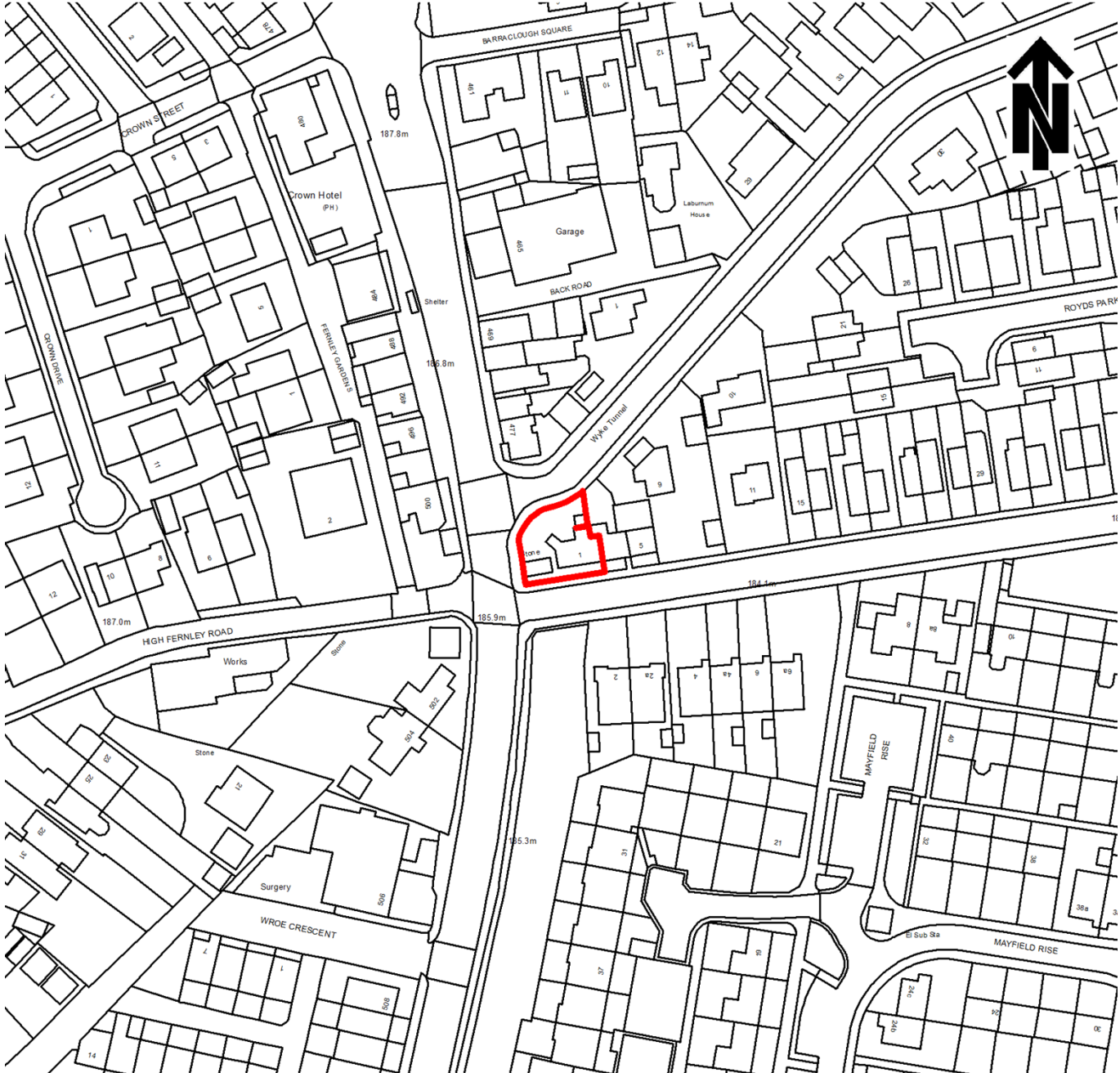
An inspection in October 2021 showed that timber panel fencing and vehicular gates had been constructed to the front of the dwelling. It was considered that the boundary treatment was unauthorised and represented a breach of planning control.

Letters have been sent to the owner/occupants of the property, requesting action to rectify the breach of planning control however the unauthorised boundary treatment remains in place and the breach of planning is unresolved.

On 7 June 2022, the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised boundary treatment at the property, by virtue of its design, appearance and size, represents a visually incongruous and prominent feature within the wider street scene and local environment, causing an unacceptable level of harm to visual amenity and due to its height, design and close proximity to the highway, is causing the obstruction of views for vehicles exiting the site, representing a threat to the safety highway users and pedestrians, contrary to Policies DS1, DS4, DS3 and SC9 of the Council's adopted Core Strategy Development Plan Document and the principles of the National Planning Policy Framework.

20/01236/ENFUNA



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1 Wilson Road
Wyke
Bradford BD12 9HA

27 July 2022

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

Enforcement Reference:
20/01236/ENFUNA

Site Location:
1 Wilson Road Wyke Bradford West Yorkshire BD12 9HA

Breach of Planning Control:

Without planning permission, the construction of a timber structure and raised platform on the rear splay.

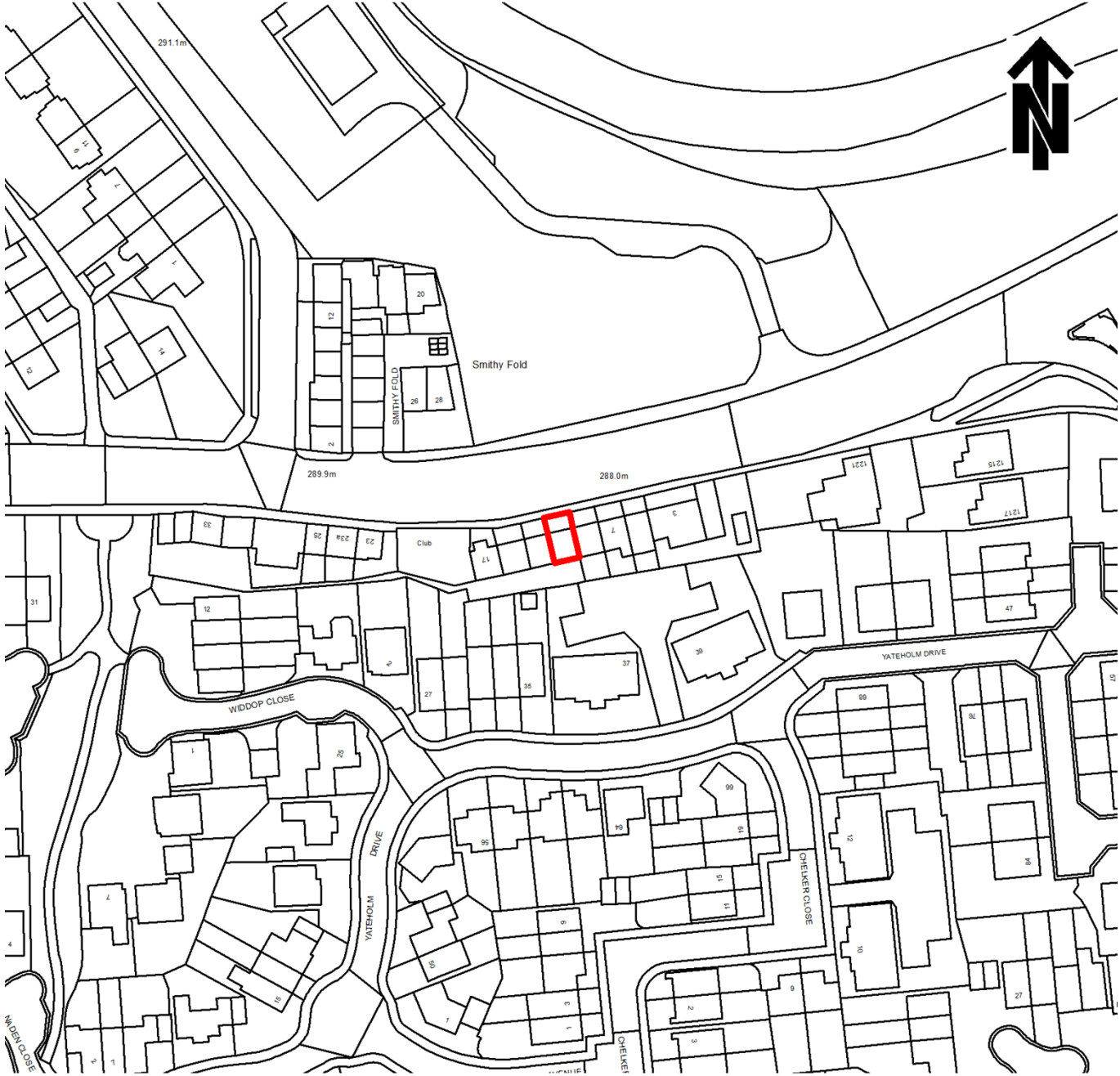
Circumstances:

Following a complaint received in this office an investigation concluded that the above breach of planning control has occurred. Despite efforts from the Local Planning Authority, the owner/occupier of the property has taken no action to rectify the matter.

It is considered expedient to issue an Enforcement Notice because the timber structure and raised platform has been constructed using an unsympathetic adhoc design and using poor quality materials that fail to reinforce local distinctiveness. The negative impact of the structure is further exacerbated by its prominent position alongside the B637.

The Planning Manager (Enforcement and Trees) authorised enforcement action on the 7 June 2022 requiring the owner of the property to remove the timber structure and raised platform, all supporting structures and fixtures and fittings from the land.

19/00151/ENFLBC



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**11 Highgate Road
Bradford
BD13 2SQ**

27 July 2022

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

Enforcement Reference:
19/00151/ENFLBC

Site Location:
11 Highgate Road Bradford West Yorkshire BD13 2SQ

Breach of Planning Control:

Without Listed Building Consent, the painting of the exterior of the front elevation of the building.

Circumstances:

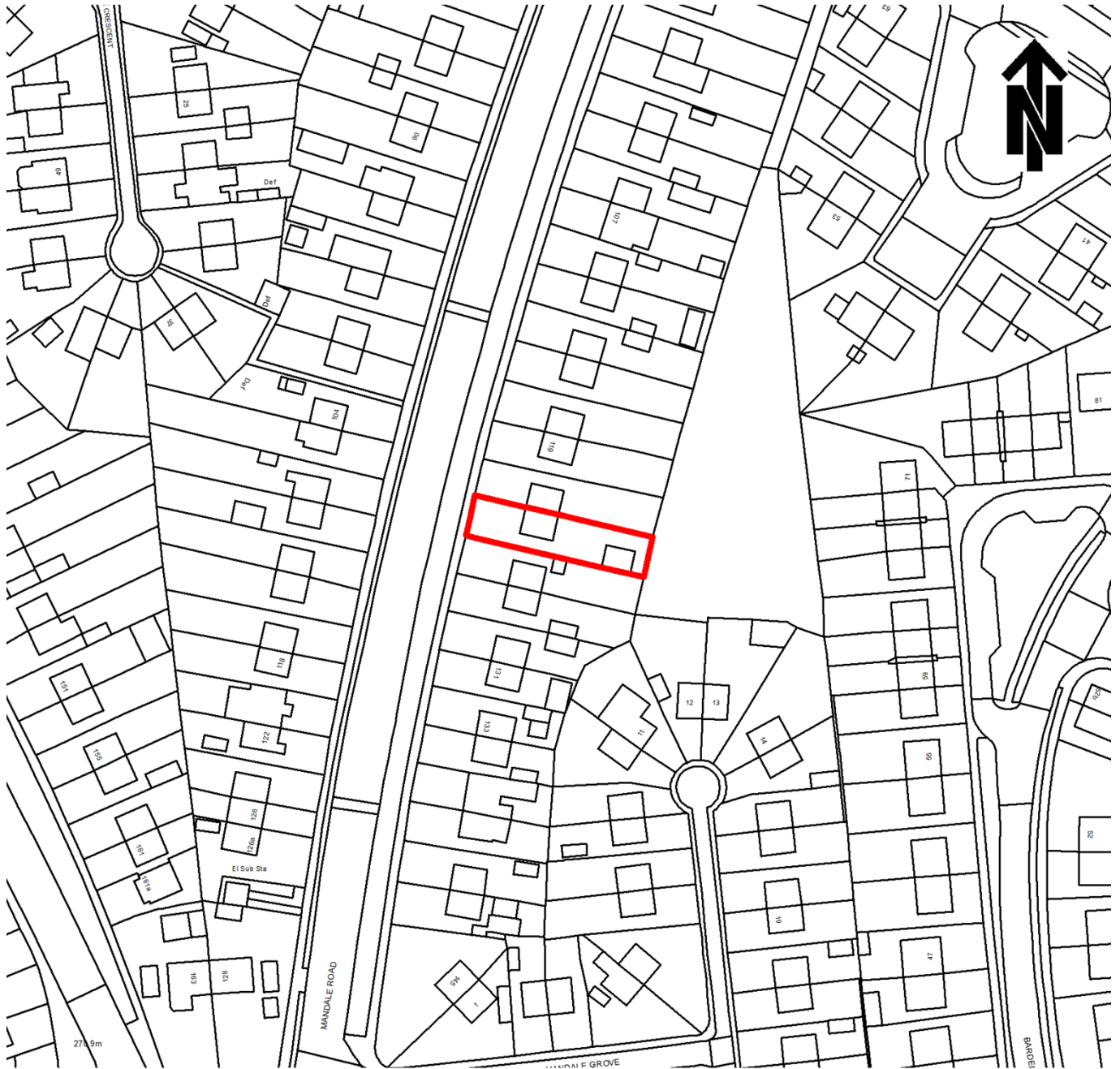
In March 2019 the Local Planning Authority received enquiries regarding the painting of the above property, which is a Grade II Listed Building.

An inspection showed that the exterior of the property has been painted in grey paint, for which the Council has no record of Listed Building Consent having been granted. The owner of the property has been requested to rectify the breach, however no action has been taken.

It is considered expedient to instigate legal action as the painting of the building is harmful to the character and appearance of the Listed Building.

On 30 May 2022 the Planning Manager (Enforcement & Trees) authorised the issue of a Listed Building Enforcement Notice requiring the owner of the property to: using the 'Doff' system of low pressure, high temperature steam the paint finish shall be removed from all areas of the external walls of the building, including string courses, window sills, lintels and jambs and porch plinth.

19/01143/ENFCOU



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**123 Mandale Road
Bradford
BD6 3JX**

27 July 2022

Item Number: D
Ward: ROYDS
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
19/01143/ENFCOU

Site Location:
123 Mandale Road Bradford West Yorkshire BD6 3JX

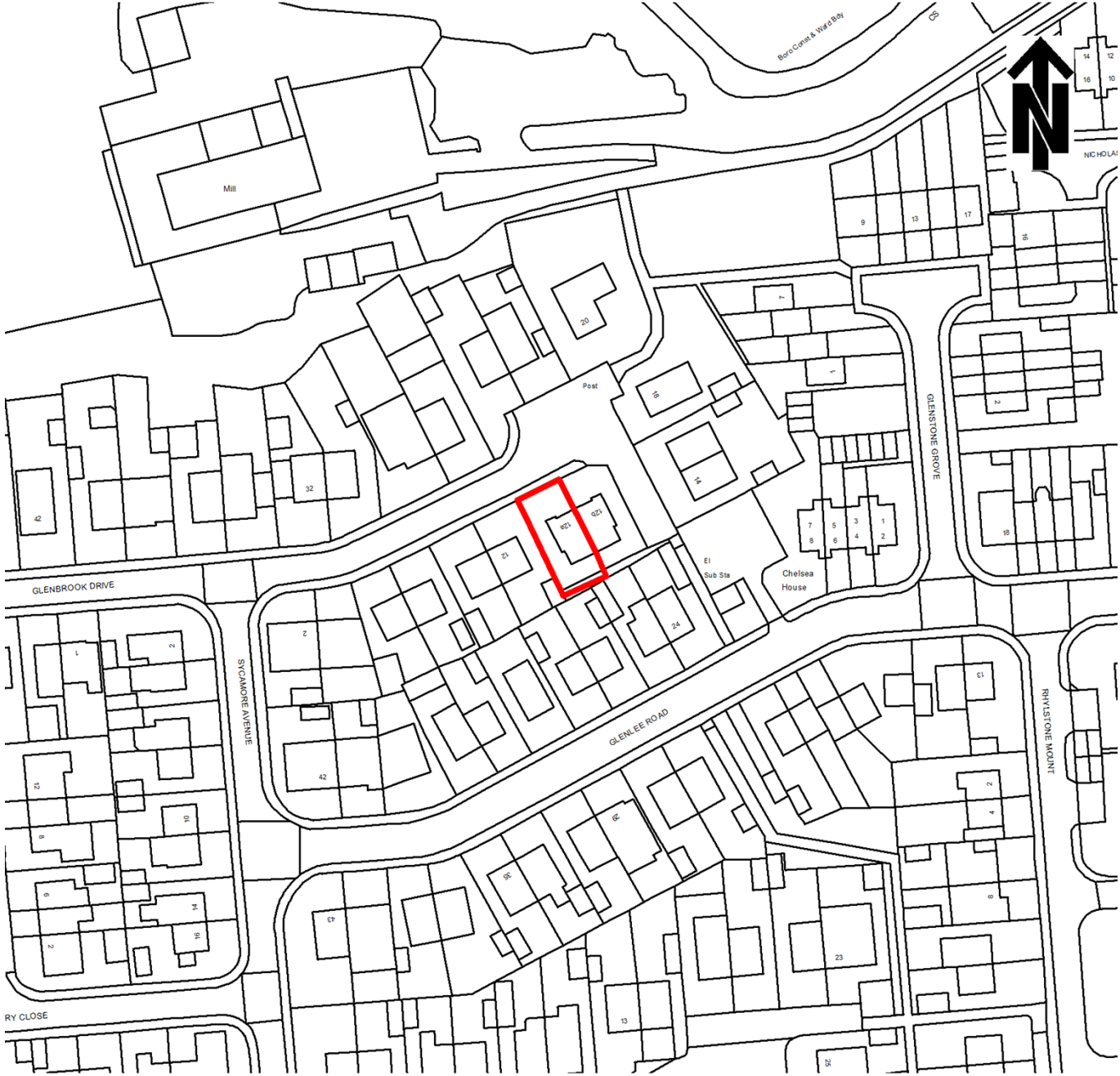
Breach of Planning Control:
Unauthorised gates

Circumstances:
Inspections of the property in connection with another issue showed that gates exceeding 1.0 metre in height had been erected along the front boundary, for which the Council had no record of planning permission having been granted.

The owners of the property have been requested to take appropriate action to rectify the breach of planning control, however no action has been taken.

On 30 May 2022 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised gates are detrimental to visual amenity by virtue of their position, height and appearance, forming incongruous features on the land and within the street scene, contrary to Policies DS1 & DS3 of the Council's adopted Core Strategy Development Plan Document and the principles of the National Planning Policy Framework.

20/01247/ENFAPP



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**12A Glenbrook Drive
Bradford
BD7 2QF**

27 July 2022

Item Number: E
Ward: GREAT HORTON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
20/01247/ENFAPP

Site Location:
12A Glenbrook Drive Bradford West Yorkshire BD7 2QF

Breach of Planning Control:
Without planning permission, the construction of a two storey side and rear extension.

Circumstances:
Following a complaint received in this office, a site visit revealed the above breach of planning control.

In response to a challenge letter, a retrospective planning application was submitted to the Local Planning Authority for consideration and determination. The application was refused planning permission on 17 June 2021.

To date the matter remains unresolved.

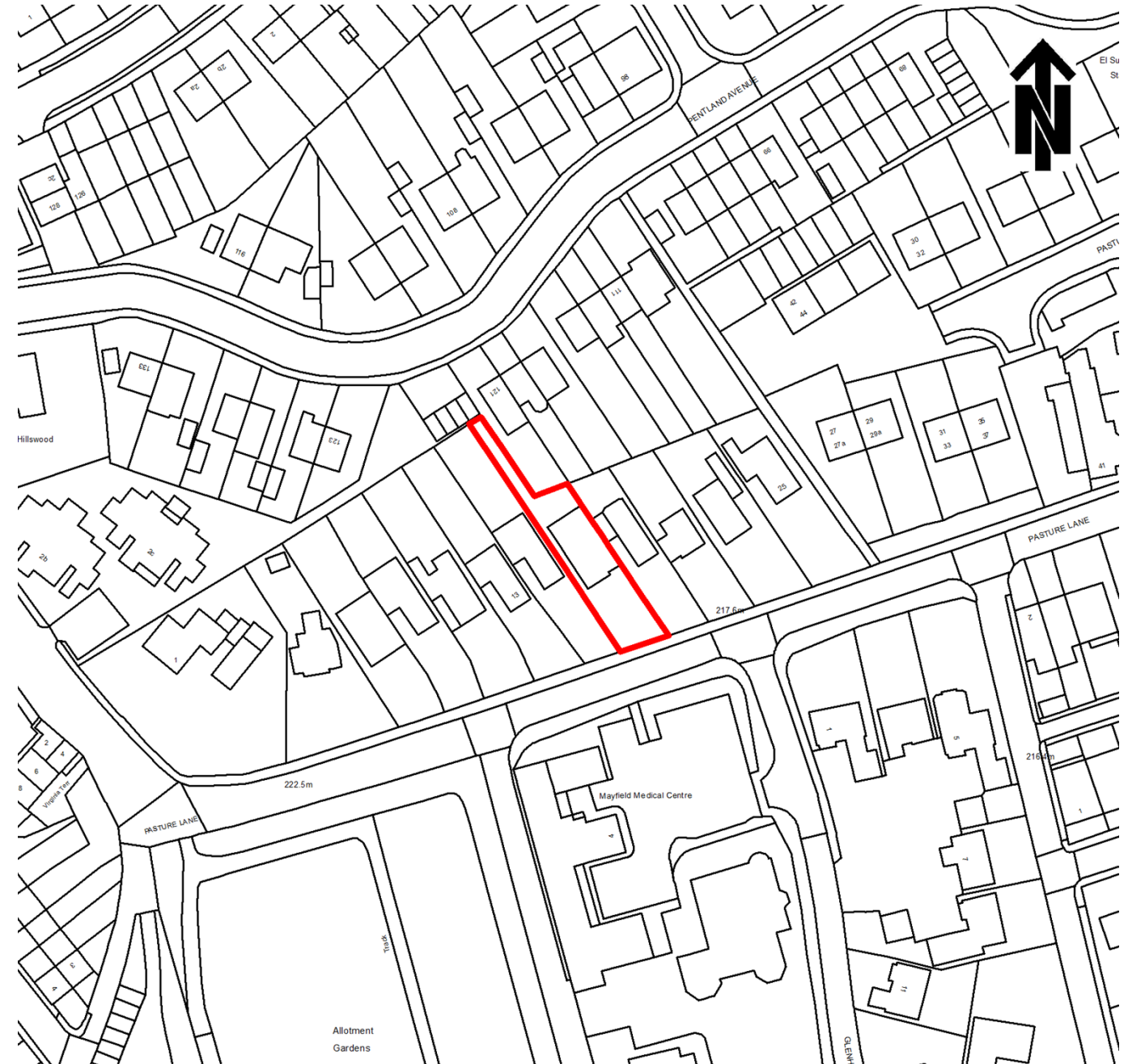
It is considered expedient to issue an Enforcement Notice as the excessive use of render on the extension has resulted in an extension that appears incongruous. The extension fails to harmonise with the brick built parent dwelling and is detrimental to the appearance of the street scene. Additionally, the first floor bedroom window in the northeast facing side elevation of the extension fails to achieve adequate separation from the neighbouring dwelling and results in direct overlooking to the detriment of the residential amenity of the neighbouring occupiers.

The Planning Manager (Enforcement and Trees) authorised enforcement action on the 7 June 2022 requiring the extension to be demolished and all materials removed from the land.

20/01462/ENFUNA



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**17 Pasture Lane
Bradford
BD14 6JR**

27 July 2022

Item Number: F
Ward: CLAYTON AND FAIRWEATHER GREEN
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
20/01462/ENFUNA

Site Location:
17 Pasture Lane Bradford West Yorkshire BD14 6JR

Breach of Planning Control:

Without planning permission, the hard surfacing of the front garden area of the land with non-porous material with no provision to direct runoff within the curtilage of the dwelling house.

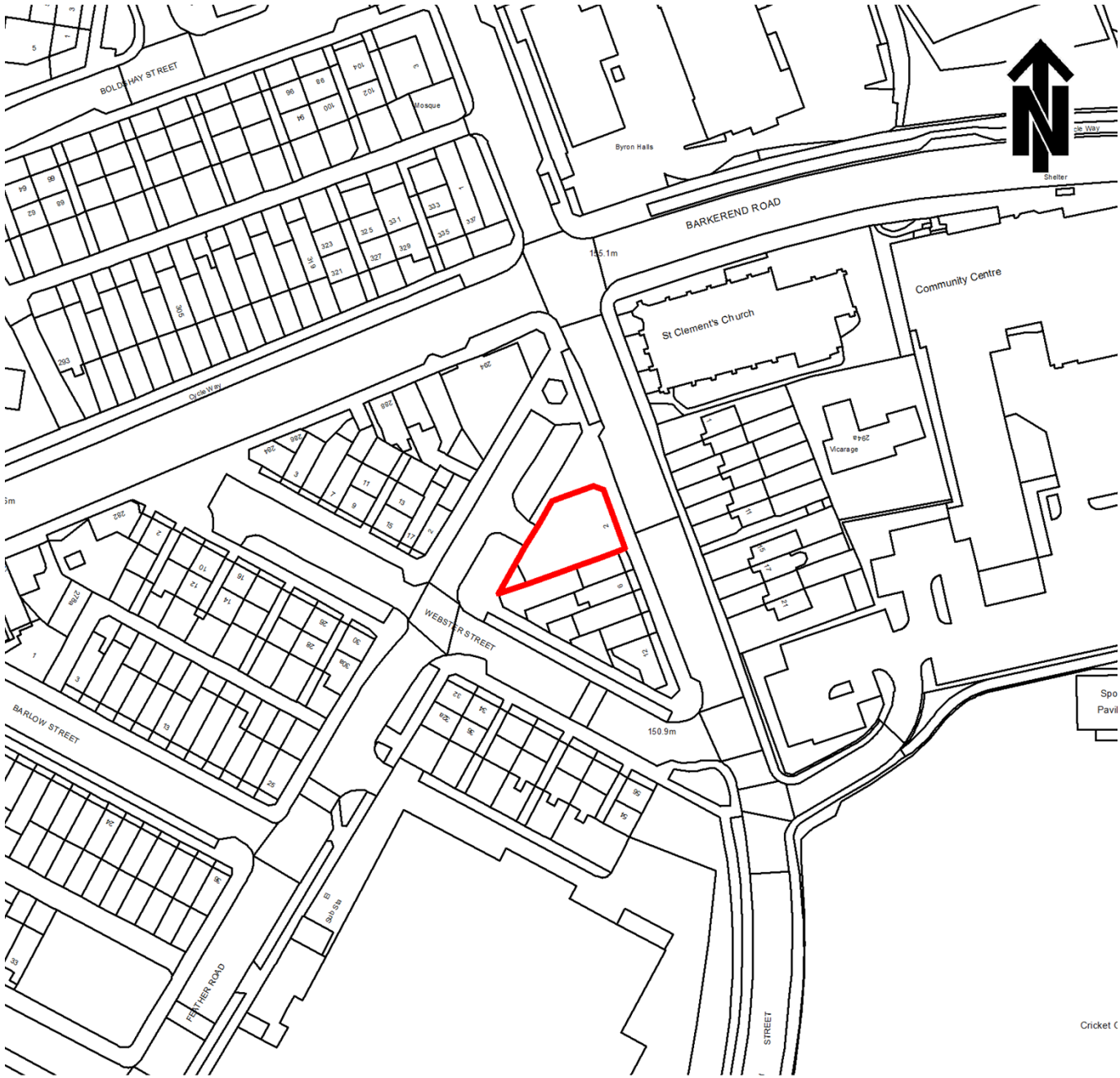
Circumstances:

The Local Planning Authority has received an enquiry regarding the above development. Despite a request from the local planning authority the owners of the property have taken no action to rectify the breach and the matter remains unresolved.

It is considered expedient to issue an Enforcement Notice because the sealed hard surfacing to the front of the building on the land fails to provide surface water drainage provision within the curtilage of the dwelling house and allows surface water runoff onto the adjacent public highway to the detriment of pedestrian and highway safety.

The Planning Manager (Enforcement and Trees) authorised enforcement action on the 29 June 2022 requiring the owner of the property to remove the non-porous hard surfacing material from the front garden area of the land.

21/00139/ENFUNA



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**2 Gilpin Street
Bradford
BD3 9DG**

27 July 2022

Item Number: G
Ward: BOWLING AND BARKEREND
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
21/00139/ENFUNA

Site Location:
2 Gilpin Street Bradford West Yorkshire BD3 9DG

Breach of Planning Control:

Without planning permission, the installation of an externally mounted canopy feature on the front (east facing) and side (north facing) elevations of the building on the land.

Circumstances:

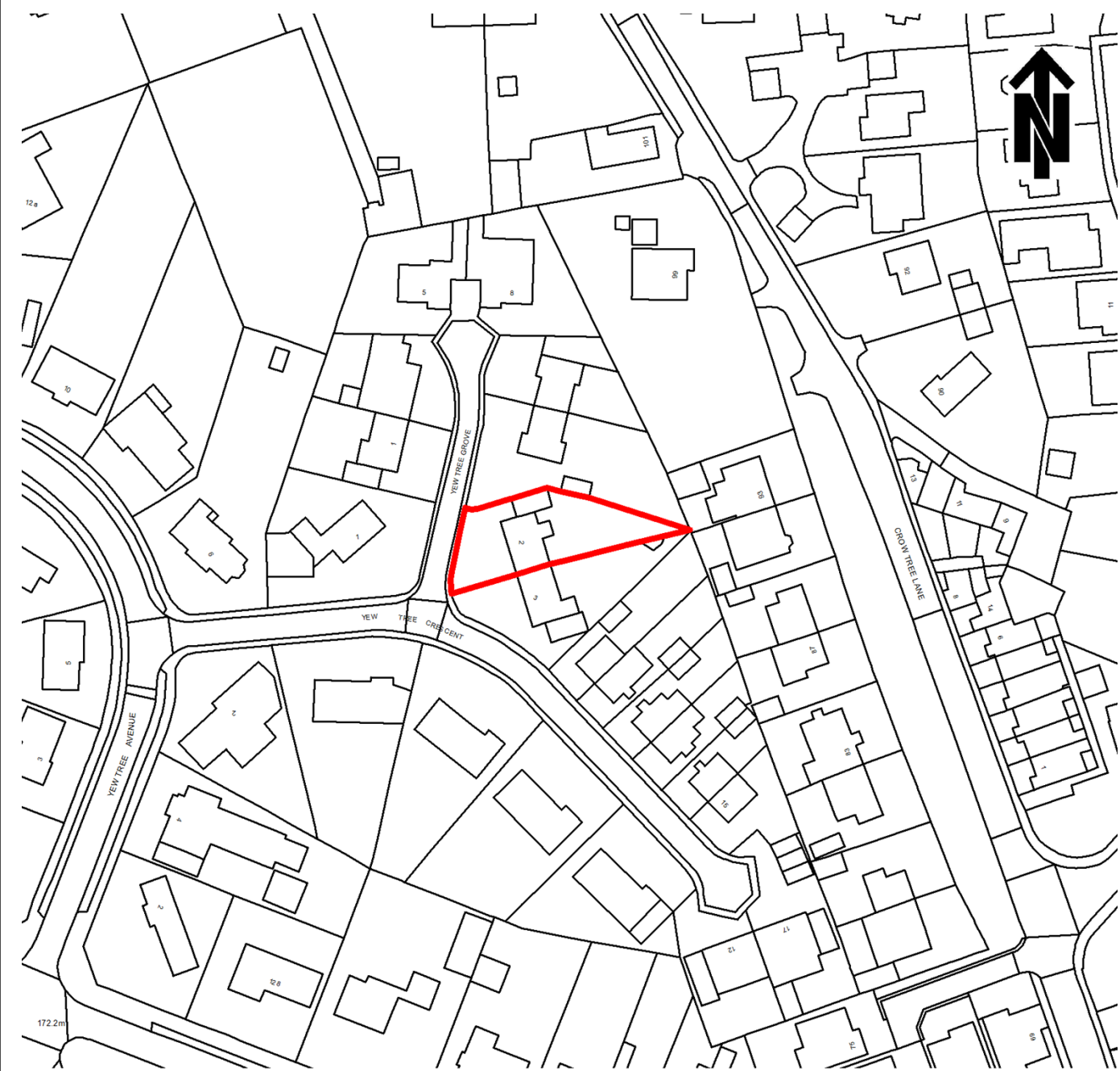
In February 2021 the Council received an enquiry regarding an alleged unauthorised externally mounted canopy feature on the front and side elevation of the property.

An inspection in June 2021 showed that an externally mounted canopy feature on the front (east facing) and side (north facing) elevations of the building on the land. The Council had no record of any consent being granted for the canopy feature as built.

Letters have been sent to the owner/occupants of the property, requesting action to rectify the breach of planning control. Retrospective planning application reference 21/04188/FUL seeking consent for the canopy as installed was refused by the Council on 4 October 2021. The applicant did not lodge an appeal against the Council's decision and has failed to carry out remedial works to rectify the breach. The unauthorised canopy is still in place and the breach of planning control remains unresolved.

On 11 May 2022, the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised externally mounted canopy feature is detrimental to visual amenity of the wider street scene and local environment. The canopy feature fails to relate to the character and appearance of the host building, representing a prominent feature. The development results in an unacceptable level of harm which is contrary to Policies DS1, DS3, and SC9 of the Council's adopted Core Strategy Development Plan Document and the principles of the National Planning Policy Framework.

21/00690/ENFAPP



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**2 Yew Tree Grove
Bradford
BD8 0AE**

27 July 2022

Item Number: H
Ward: TOLLER
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
21/00690/ENFAPP

Site Location:
2 Yew Tree Grove Bradford West Yorkshire BD8 0AE

Breach of Planning Control:

Without planning permission, the construction of a rear dormer window on the roof planes of the dwelling on the land, and the construction of a single storey rear extension to the dwelling on the land.

Circumstances:

In July 2021 the council received an enquiry regarding alleged non-compliance with planning permission reference 20/03500/HOU at the above property.

An inspection in January 2022 showed the single storey rear extension and rear dormer window as built at the dwelling had not been constructed in accordance with the approved drawings for 20/03500/HOU, due to the incorrect design and failure to use matching external facing materials. It was considered that the extension and dormer as built do not benefit from consent under 20/03500/HOU and are therefore unauthorised, representing a breach of planning control.

Letters have been sent to the owner/occupants of the property, requesting action to rectify the breach of planning control. To date, no action has been taken by the owner to resolve the breach of planning control. The unauthorised extension and side dormer remain in place and the breach of planning is unresolved.

On 1st June 2022, the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised rear dormer window, by reason of its excessive width, and the use of non-matching upvc cladding on its principal elevation, forms an obtrusive feature on the host dwelling and within the local environment, representing poor design and causing significant detriment to the visual amenity of the local environment. Furthermore, the unauthorised single storey rear extension, by reason of its size and design, fails to relate to the character and appearance of the host dwelling, representing a visually incongruous feature that is causing significant detriment to the visual amenity of the local environment. In addition, the unauthorised single storey rear extension, by reason of its size and design, represents an oppressive feature that is causing significant harm to the residential amenity of the neighbouring occupants through overbearing and overshadowing. The development is therefore contrary to Policies DS1, DS3 and SC9 of the Council's adopted Core Strategy Development Plan Document and the principles of the National Planning Policy Framework.

19/00908/ENFUNA



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**22 Berrydale Close
Bradford
BD15 7UD**

27 July 2022

Item Number: I
Ward: THORNTON AND ALLERTON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
19/00908/ENFUNA

Site Location:
22 Berrydale Close Bradford West Yorkshire BD15 7UD

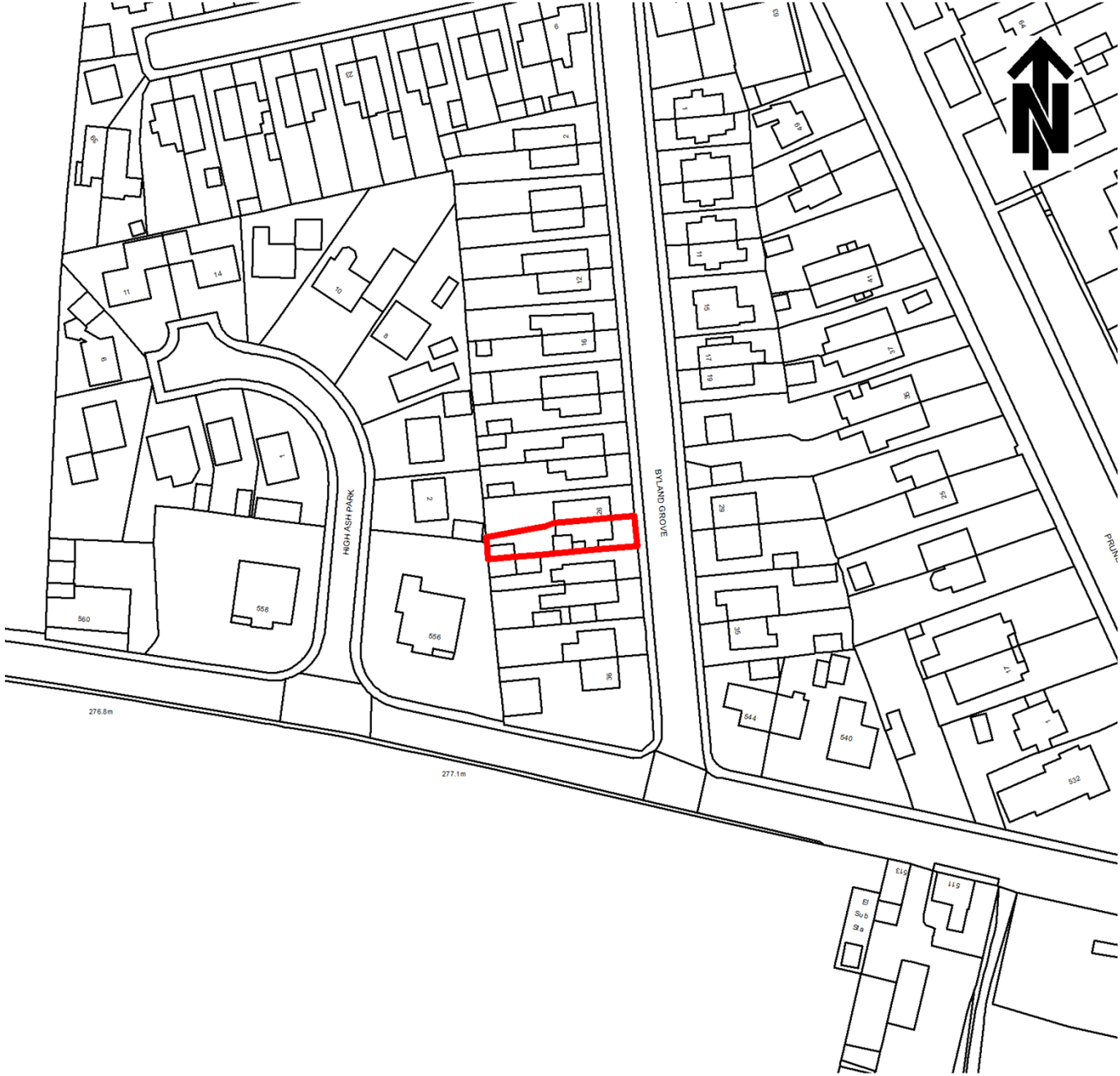
Breach of Planning Control:
Without planning permission, the construction of a front and rear dormer.

Circumstances:
Following a complaint received in this office in October 2020, a site visit revealed the above breach of planning control. Despite a request from the Local Planning Authority, the owner of the property has taken no action to rectify the matter.

It is considered expedient to issue an Enforcement Notice as the front and rear dormer window extensions are detrimental to the visual amenity of the parent building and surrounding area by virtue of their scale and design and use of unsympathetic facing materials in their construction that do not match the existing roof on the host dwelling. As a result they present an incongruous feature which is at odds with the character of this residential area.

The Planning Manager (Enforcement and Trees) authorised enforcement action on the 31 March 2022 requiring the demolition of the front and rear dormer window or the replacement of the plastic cladding with a tile to match the roof of the dwelling house.

21/00472/ENFAPP



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**28 Byland Grove
Bradford
BD15 9JE**

27 July 2022

Item Number: J
Ward: THORNTON AND ALLERTON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
21/00472/ENFAPP

Site Location:
28 Byland Grove Bradford West Yorkshire BD15 9JE

Breach of Planning Control:

Failure to comply with planning permission reference 18/03515/HOU, the construction of a two storey side extension and side dormer window, on the dwelling on the land.

Circumstances:

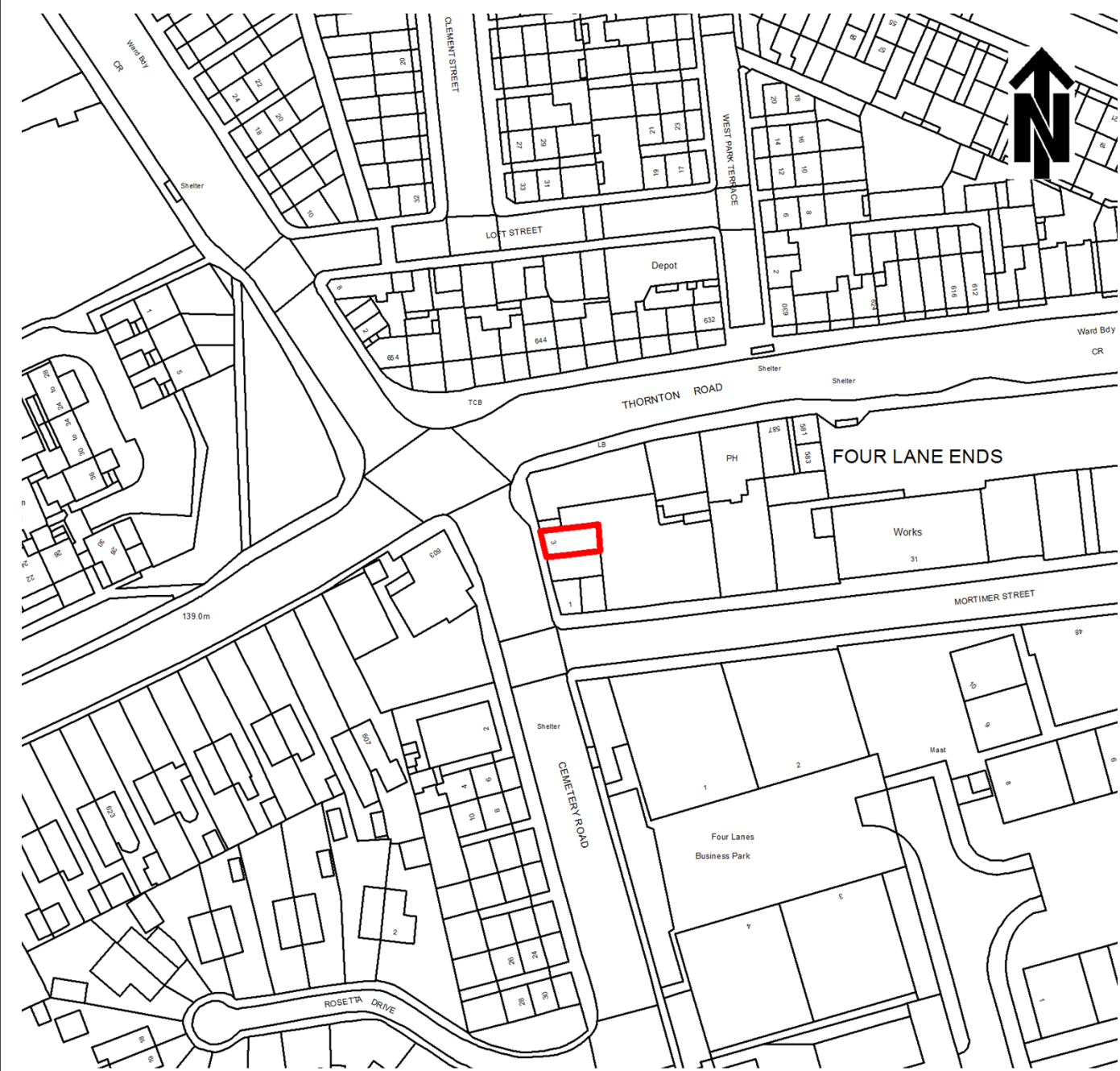
In May 2021 the Council received an enquiry regarding alleged non-compliance with planning permission reference 18/03515/HOU at the above property.

An inspection in November 2021 showed the two storey side extension and side dormer window as built at the dwelling had not been constructed in accordance with the approved drawings for 18/03515/HOU, due to the incorrect design and failure to use matching external facing materials. It was considered that the extension and dormer as built do not benefit from consent under 18/03515/HOU and are therefore unauthorised, representing a breach of planning control.

Letters have been sent to the owner/occupants of the property, requesting action to rectify the breach of planning control. To date, no positive action has been taken by the owner to resolve the breach of planning control. The unauthorised extension and side dormer remain in place and the breach of planning is unresolved.

On 1 June 2022, 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 side extension and side dormer window, by reason of its poor design and excessive amount of white upvc cladding, represent a visually strident feature, that fails to relate to the host dwelling and wider street scene, causing a significant level of harm to the visual amenity of the local environment, contrary to policies DS1, DS3 and SC9 of the Council's adopted Core Strategy Development Plan Document and the principles of the National Planning Policy Framework.

21/00095/ENFUNA



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**3 Cemetery Road
Bradford
BD8 9SD**

27 July 2022

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

Enforcement Reference:
21/00095/ENFUNA

Site Location:
3 Cemetery Road Bradford West Yorkshire BD8 9SD

Breach of Planning Control:

Without planning permission, the installation of an externally mounted roller shutter and roller shutter box on the front elevation of the building on the land.

Circumstances:

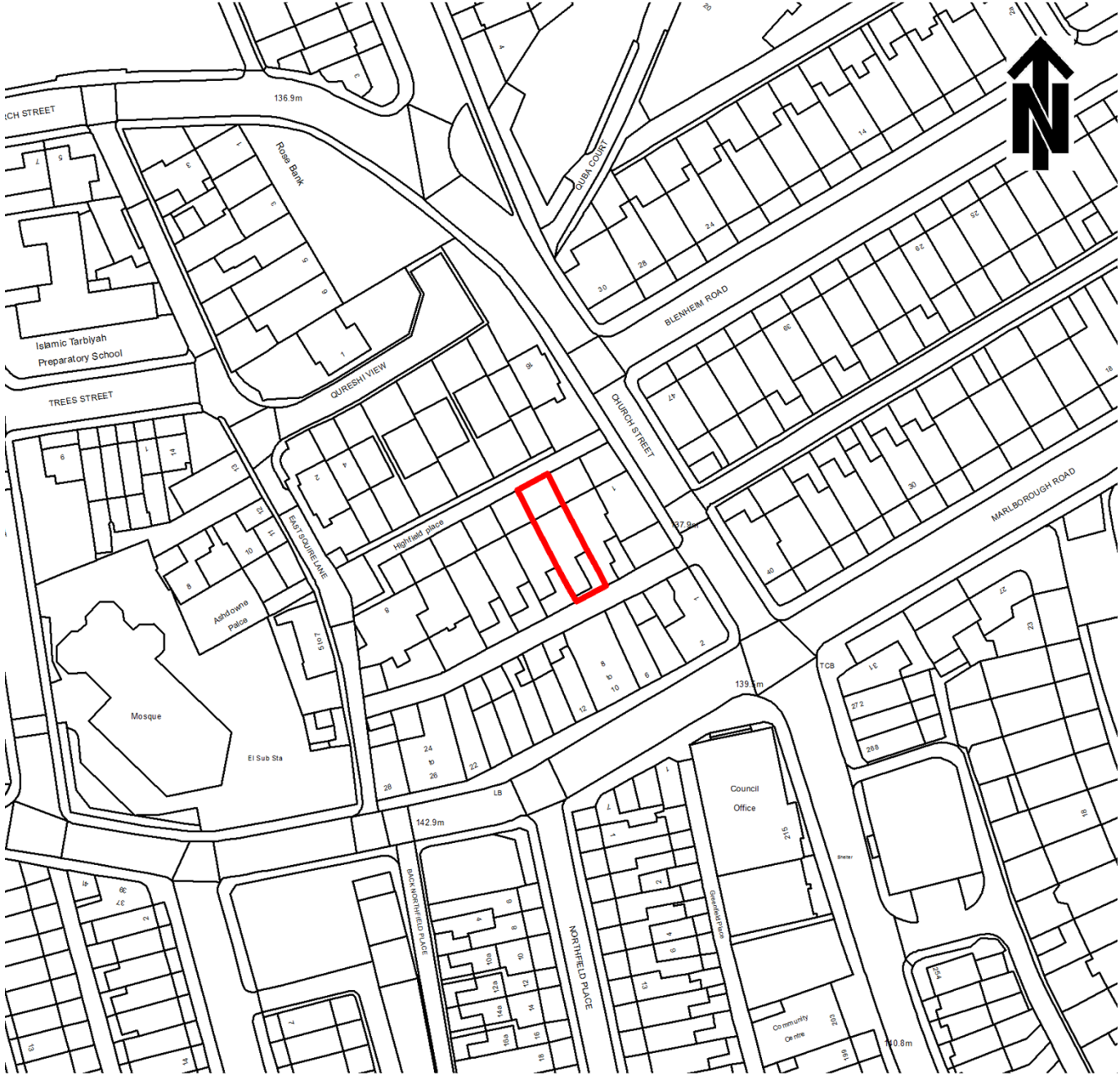
In February 2021 the Council received an enquiry regarding an alleged unauthorised roller shutter at the above property.

An inspection in July 2021 showed that an unauthorised externally fitted roller shutter had been installed to the shop front of the building on the land. The Council had no record of any consent being granted for the roller shutter as installed.

Letters have been sent to the owner/occupants of the property, requesting action to rectify the breach of planning control. There has been no positive action taken by the occupier or owner of the property in resolving the breach of planning control. The unauthorised external roller shutter remains in place and the breach of planning is unresolved.

On 1 June 2022, the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notices It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised externally mounted roller shutter and shutter box have a detrimental, deadening effect on the premises and appear as a stark and discordant feature of this shopping street, causing an unacceptable level of harm to the character and appearance of the area, contrary to Policies DS1, DS3, and SC9 of the Council's adopted Core Strategy Development Plan Document, the Council's adopted Shopfront Design Guide, the Council's adopted A Shopkeepers Guide to Securing Their Premises Supplementary Planning Document and the principles of the National Planning Policy Framework.

20/01072/ENFUNA



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**3 Highfield Place
Bradford
BD8 7NN**

27 July 2022

Item Number: L
Ward: MANNINGHAM
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
20/01072/ENFUNA

Site Location:
3 Highfield Place Bradford West Yorkshire BD8 7NN

Breach of Planning Control:

Without planning permission, the construction of a single storey rear extension to the dwelling on the land.

Circumstances:

In July 2020 the Council received an enquiry regarding an alleged unauthorised single storey extension to the rear elevation of the property.

An inspection in December 2020 showed that a single storey rear extension had been constructed. The Council had no record of any consent being granted for the extension as built. It was therefore considered the extension was unauthorised and represented a breach of planning control.

Letters have been sent to the owner/occupants of the property, requesting action to rectify the breach of planning control. However, no appropriate action has been taken. The unauthorised extension is still in place and the breach of planning control remains unresolved.

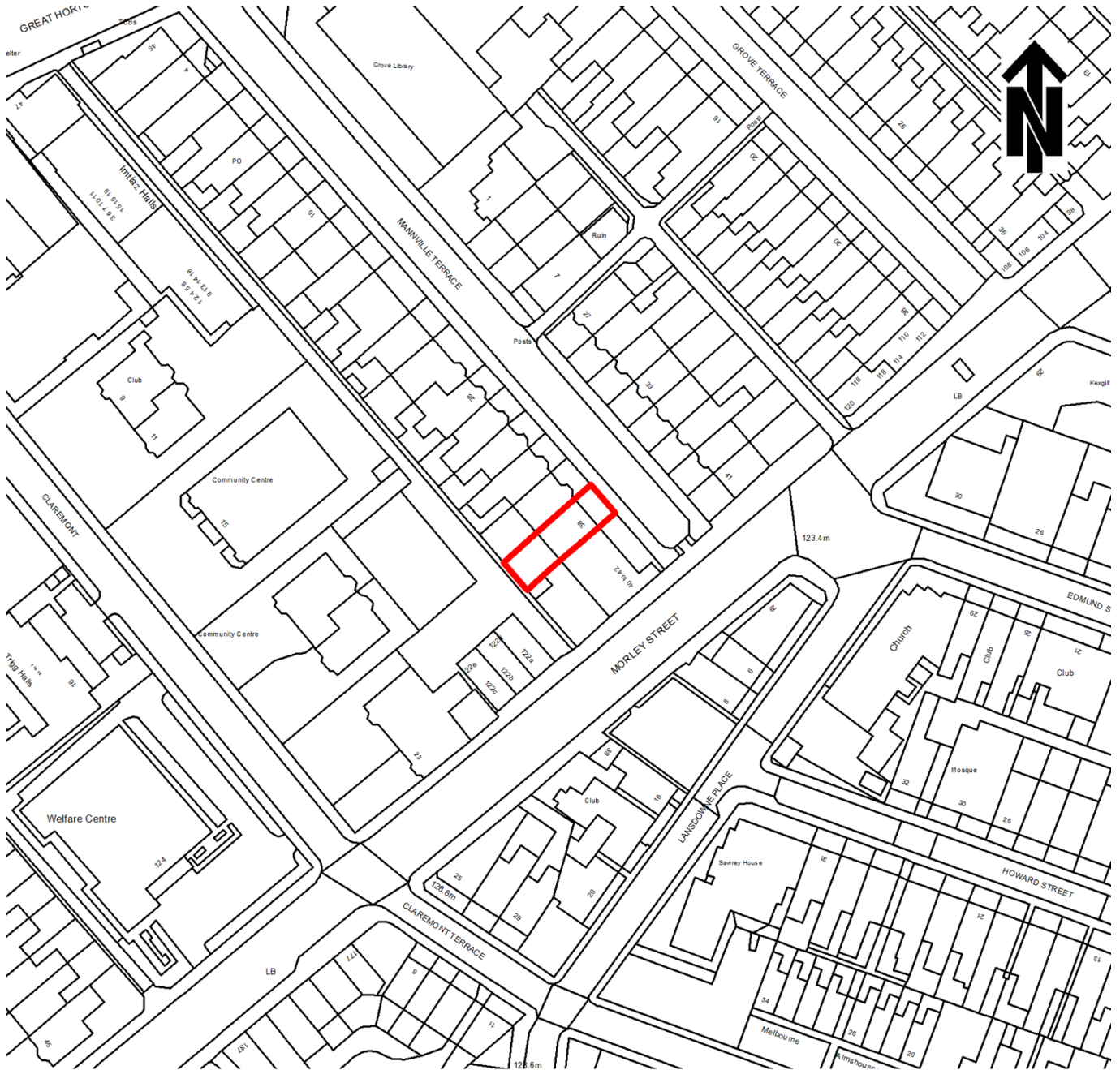
On 11 May 2022, the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised single storey extension to the rear of the dwelling represents a visually incongruous and prominent feature, due to the use of non- matching walling materials. The single storey rear extension fails to relate well to the character or appearance of the host dwelling and the immediate surrounding area, causing significant harm to visual amenity, contrary to Policies DS1, DS3 and of the Council's adopted Core Strategy Development Plan Document and the principles of the National Planning Policy Framework.

Furthermore, the single storey rear extension represents a poorly designed feature, which fails to relate well to the host dwelling and surrounding properties. As such, the extension is causing significant harm to the character and appearance of the St Pauls Conservation Area (Article 2 (3) Land), contrary to Policy EN3 of the Council's adopted Core Strategy Development Plan Document, the Council's adopted Householder SPD and the principles of the National Planning Policy Framework.

20/01317/ENFUNA



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**38 - 42 Mannville Terrace
Bradford
BD7 1BA**

27 July 2022

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

Enforcement Reference:
20/01317/ENFUNA

Site Location:
38 - 42 Mannville Terrace Bradford West Yorkshire BD7 1BA

Breach of Planning Control:

Without planning permission, the installation of two external extractor flues, situated on the rear (south-west facing) elevation of the building on the land.

Circumstances:

In September 2020 the Council received an enquiry regarding an alleged unauthorised heat exchange unit fixed to the boundary wall at the above property.

An inspection in January 2021 showed that an unauthorised heat exchange unit, cold store room outbuilding and two large extractor flues had been installed/constructed at the above property. The Council had no record of any consent being granted for the works.

Letters have been sent to the owner/occupants of the property, requesting action to rectify the breach of planning control. A retrospective planning application (22/00209/FUL) was submitted seeking consent for the heat exchange unit, cold store room outbuilding and two large extractor flues had been installed/built. This application was refused by the Council. No subsequent appeal against the Council's decision has been made, and no further application has been submitted. The unauthorised features remain in place.

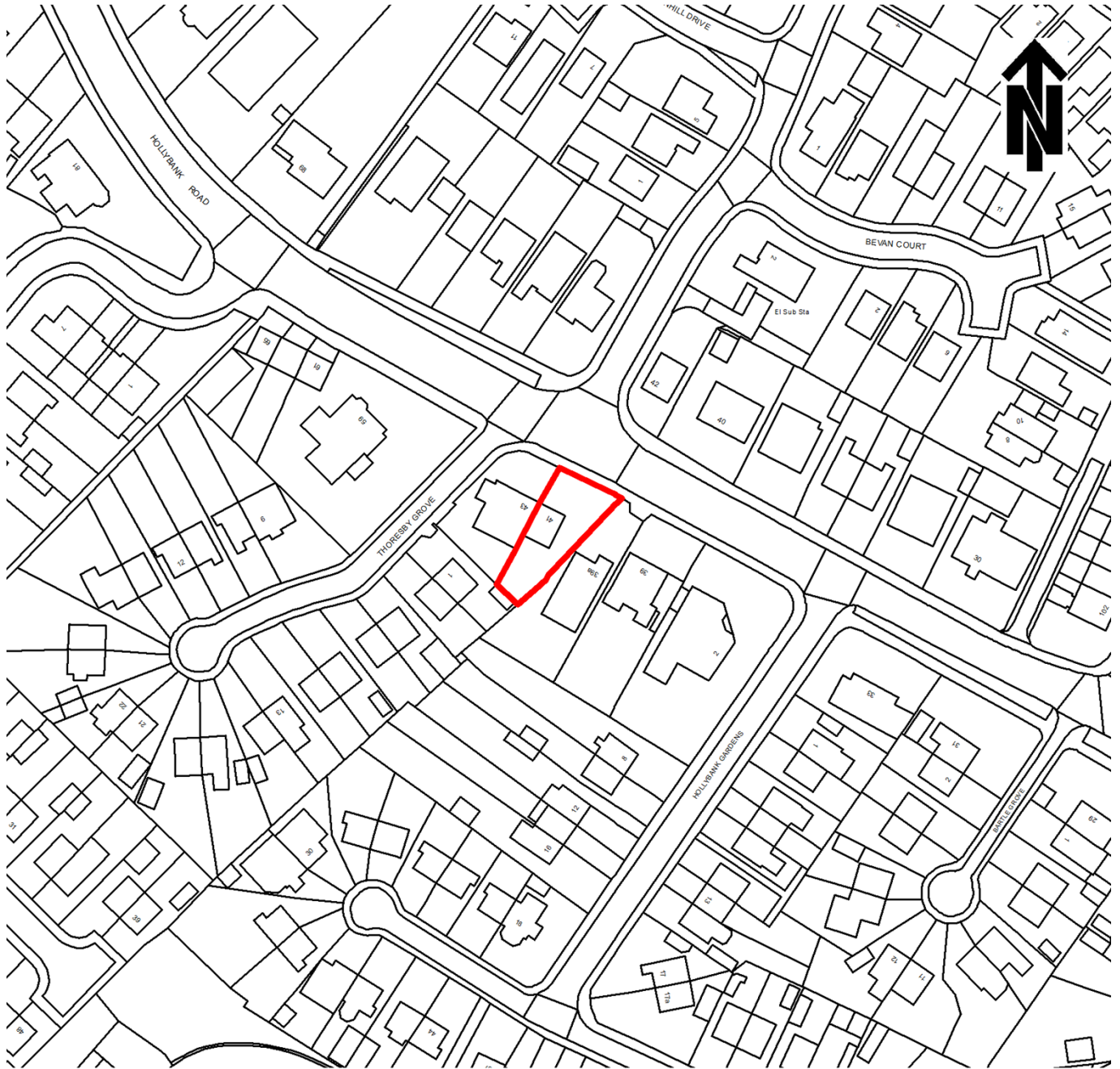
On 31 May 2022, the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised external extractor flues, by reason of their design, size and appearance, form strident and discordant features, which detract from the original building and the wider street scene within the Little Horton Conservation Area, causing significant harm to visual amenity, contrary to Policies DS1, DS3, EN3 and SC9 of the Council's adopted Core Strategy Development Plan Document and the principles of the National Planning Policy Framework.

Furthermore, the unauthorised external extractor flues, by virtue of their positioning and design, are causing significant noise nuisance, which is resulting in substantial detriment and harm to the residential amenity of the neighbouring occupants, contrary to Policies DS5 and EN8 of the Council's adopted Core Strategy Development Plan Document and the principles of the National Planning Policy Framework.

20/01605/ENFUNA



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METROPOLITAN DISTRICT COUNCIL



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**41 Hollybank Road
Bradford
BD7 4QP**

27 July 2022

Item Number: N
Ward: GREAT HORTON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
20/01605/ENFUNA

Site Location:
41 Hollybank Road Bradford West Yorkshire BD7 4QP

Breach of Planning Control:

Without planning permission, the hard surfacing of the front garden area of the land with non-porous material with no provision to direct runoff within the curtilage of the dwelling house.

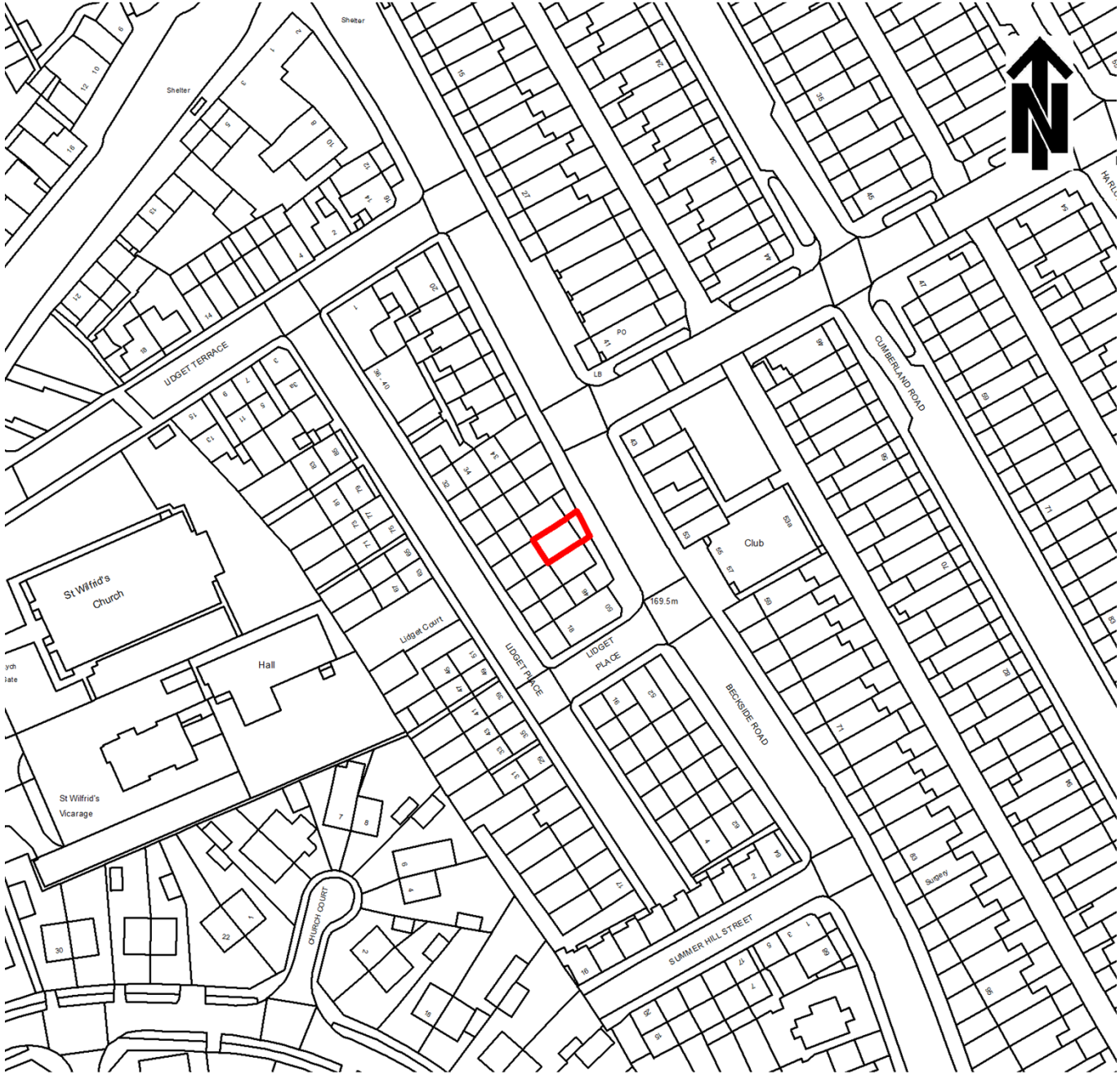
Circumstances:

The Local Planning Authority has received an enquiry regarding the above development. Despite a request from the local planning authority the owners of the property have taken no action to rectify the breach and the matter remains unresolved.

It is considered expedient to issue an Enforcement Notice because the sealed hard surfacing to the front of the building on the land fails to provide surface water drainage provision within the curtilage of the dwelling house and allows surface water runoff onto the adjacent public highway to the detriment of pedestrian and highway safety.

The Planning Manager (Enforcement and Trees) authorised enforcement action on the 7 June 2022 requiring the owner of the property to remove the non-porous hard surfacing material from the front garden area of the land.

20/01369/ENFUNA



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**42 Beckside Road
Bradford
BD7 2LS**

27 July 2022

Item Number: O
Ward: GREAT HORTON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
20/01369/ENFUNA

Site Location:
42 Becks Road Bradford West Yorkshire BD7 2LS

Breach of Planning Control:

Without planning permission, the construction of raised decking to the front of the building on the land,

Circumstances:

In October 2020 the council received an enquiry regarding alleged unauthorised raised decking at the above property.

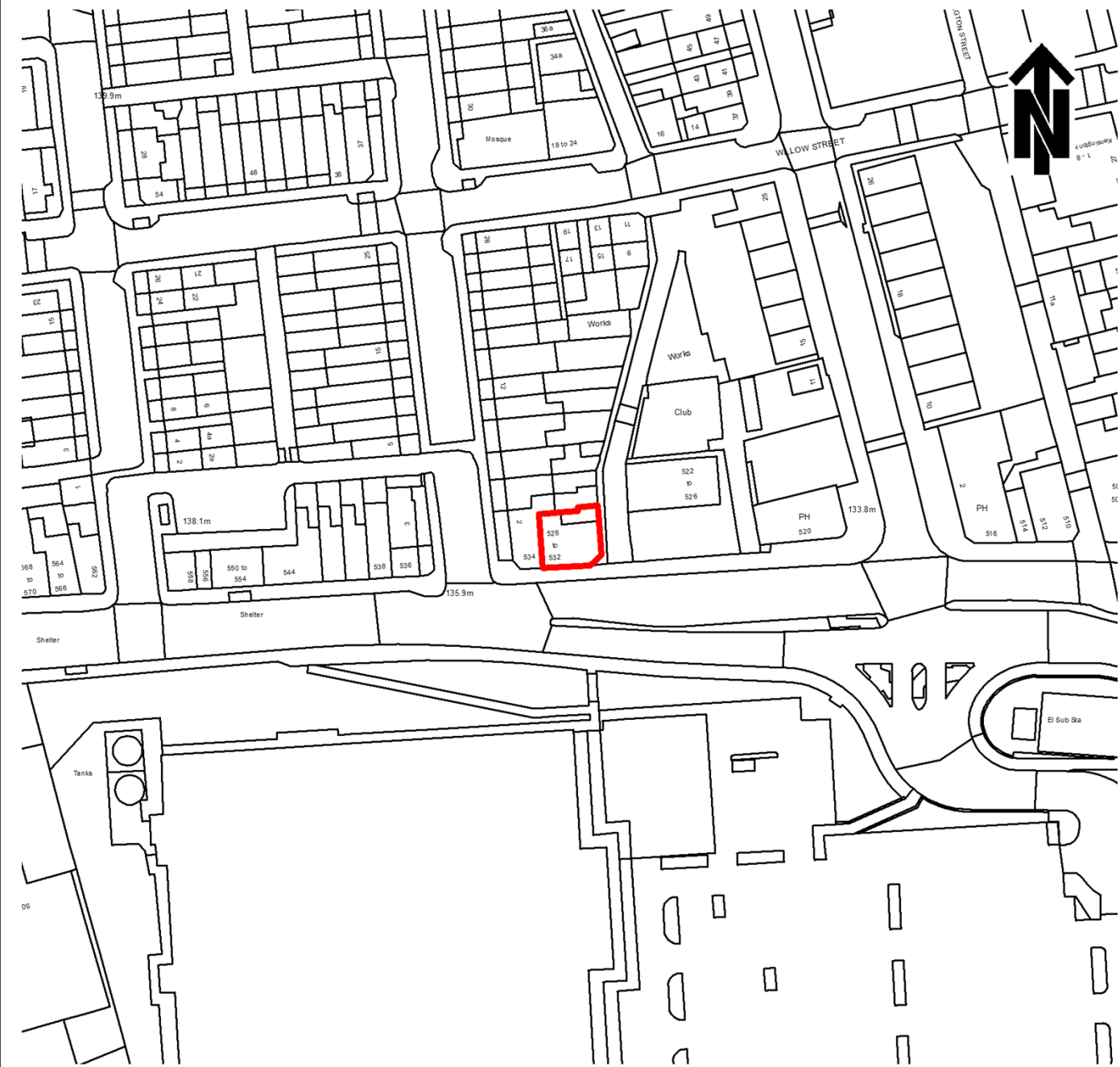
An inspection in December 2020 showed that raised decking had been constructed to the front of the building on the land. The Council had no record of any consent being granted for the raised decking as built.

Letters have been sent to the owner/occupants of the property, requesting action to rectify the breach of planning control. A retrospective planning application (21/03042/FUL) was submitted seeking consent for the raised decking as installed. This application was refused by the council. No subsequent resubmission was received. The unauthorised raised decking remains in place and the breach of planning is unresolved.

On 1 June 2022, the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised raised decking detracts from the appearance of the host buildings, forming a strident and incongruous addition within the wider street scene, causing detriment to the visual amenity of the local environment, contrary to Policies DS1, DS3, and SC9 of the Council's adopted Core Strategy Development Plan Document and the principles of the National Planning Policy Framework.

Furthermore, the unauthorised raised decking fails to represent inclusive design that will not facilitate access for all, contrary to Policy DS5 of the Council's adopted Core Strategy Development Plan Document and the principles of the National Planning Policy Framework.

21/00492/ENFUNA



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**528 - 532 Thornton Road
Bradford
BD8 9NB**

27 July 2022

Item Number: P
Ward: TOLLER
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
21/00492/ENFUNA

Site Location:
528 - 532 Thornton Road Bradford West Yorkshire BD8 9NB

Breach of Planning Control:

Without planning permission, the installation of four externally mounted solid roller shutters and shutter boxes to the front (south facing) and side (east facing) elevations of the property.

Circumstances:

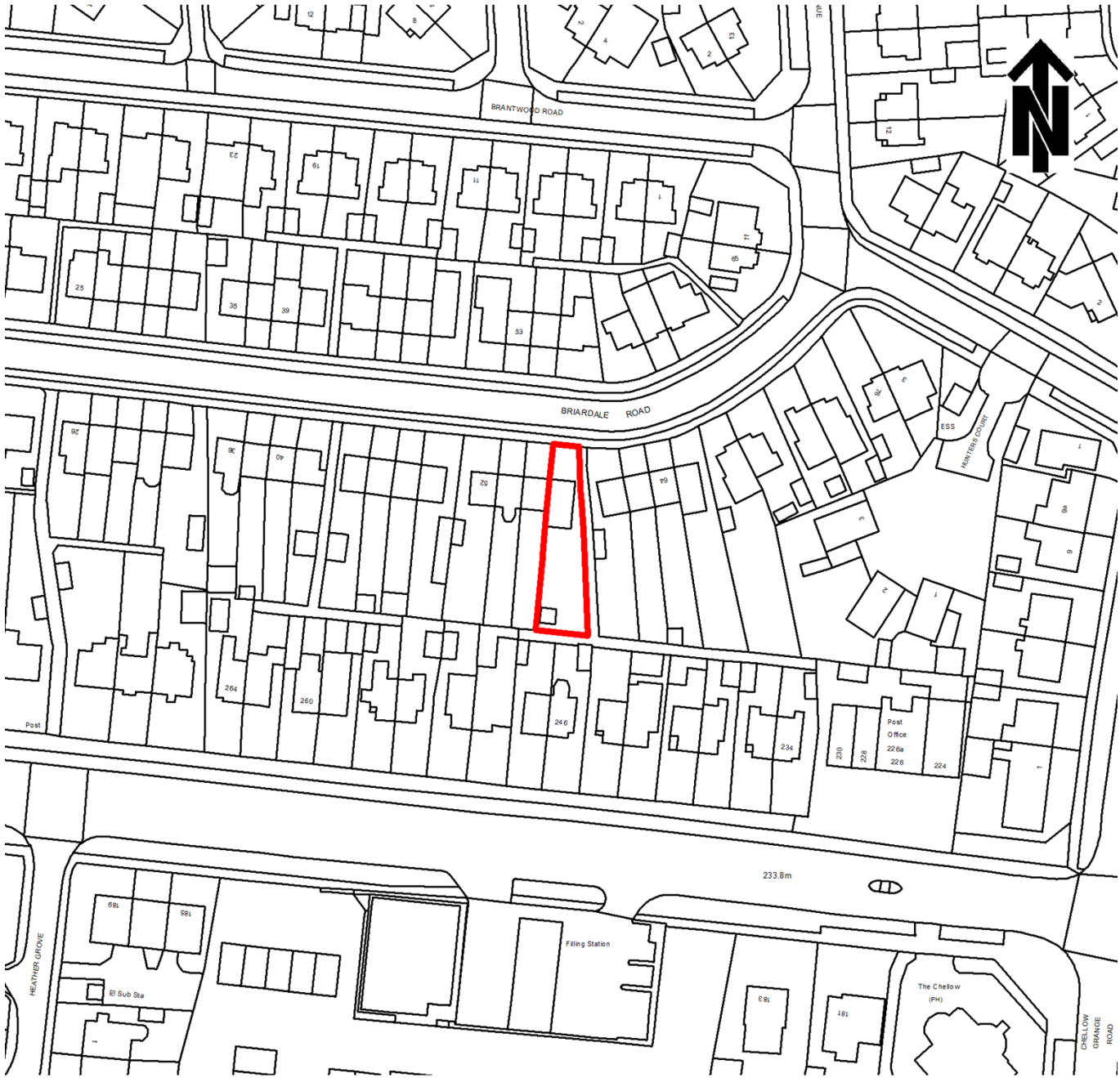
In May 2021 the council received an enquiry regarding alleged unauthorised external roller shutters.

An inspection in October 2021 showed that four externally mounted solid roller shutters and shutter boxes have been installed to the front (south facing) and side (east facing) elevations of the property.

Numerous letters have been sent to the owner/occupants of the property, requesting action to rectify the breach of planning control. Retrospective planning application reference 21/05849/FUL seeking consent for the roller shutters as installed was refused by the council. A subsequent appeal was lodged to the Planning Inspectorate, however was turned away late. The unauthorised metal external roller shutters remain in place and the breach of planning is unresolved.

On 31 May 2022, the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised externally mounted roller shutters and shutter boxes are detrimental to visual amenity by virtue of their design and appearance, forming incongruous features on the building and in the street scene, contrary to Policies DS1, DS3, and SC9 of the Council's adopted Core Strategy Development Plan Document, the Council's adopted Shopfront Design Guide, the Council's adopted A Shopkeepers Guide to Securing Their Premises Supplementary Planning Document and the principles of the National Planning Policy Framework.

20/01014/ENFUNA



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58 Briardale Road
Bradford
BD9 6PT

27 July 2022

Item Number: Q
Ward: HEATON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
20/01014/ENFUNA

Site Location:
58 Briardale Road Bradford West Yorkshire BD9 6PT

Breach of Planning Control:

Without planning permission, the construction of front and rear dormer windows on the dwelling on the land.

Circumstances:

In June 2020 the council received an enquiry regarding alleged unauthorised front and rear dormer windows at the above property.

An inspection in December 2020 showed that the front and rear dormer windows as built had not been completed in accordance with the approved plans for 20/00145/HOU. This was due to the increased size of the dormers and use of white upvc cladding as external facing materials. It was considered that both dormers were unauthorised and represented a breach of planning control.

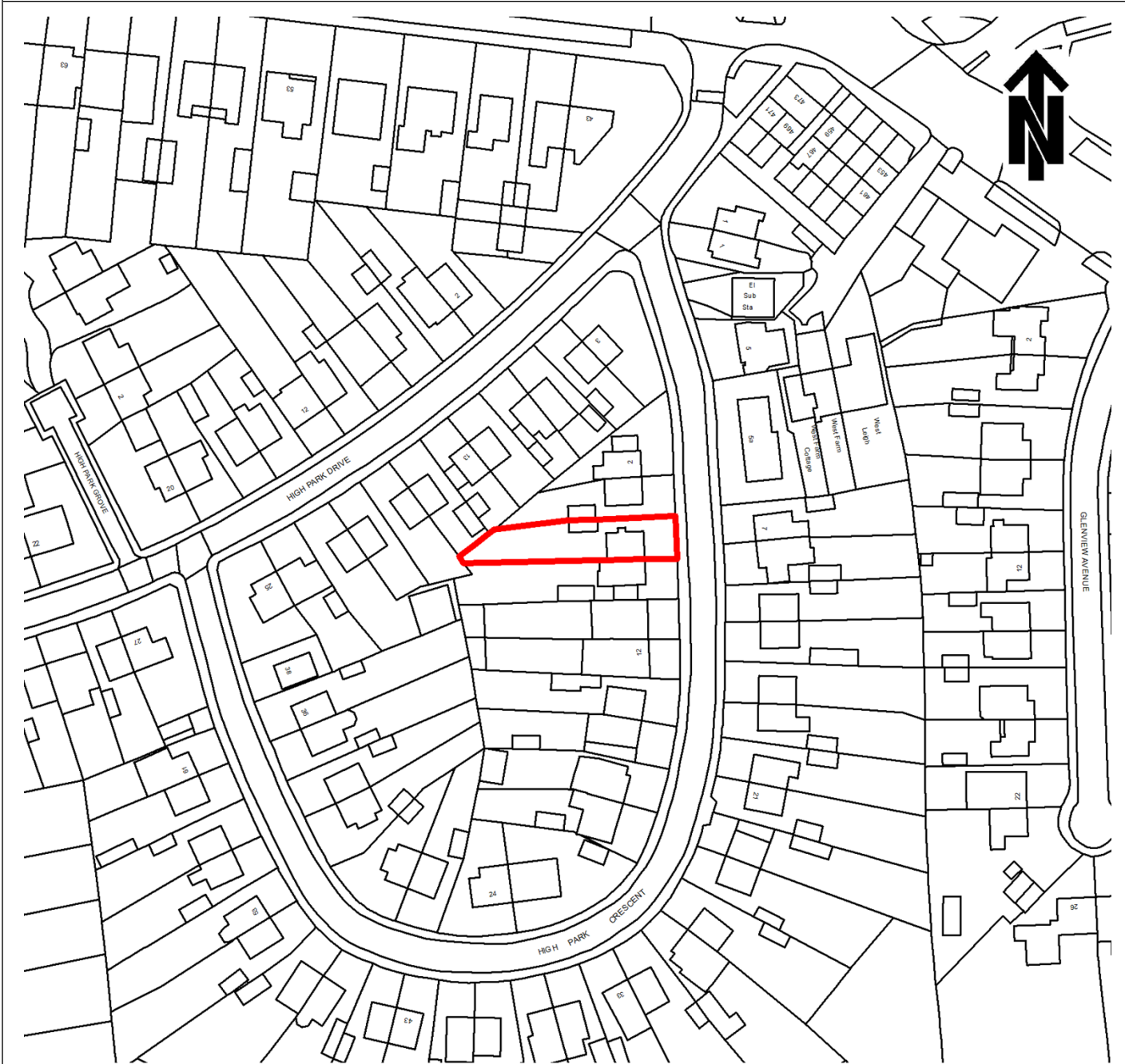
Letters have been sent to the owner/occupants of the property, requesting action to rectify the breach of planning control however no action has been taken. The unauthorised dormer windows remain in place and the breach of planning is unresolved.

On 31 May 2022, 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 and rear dormer windows, by reason of their unsympathetic design and scale, with an excess of non-matching upvc cladding, form an incongruous feature on the host dwelling and appear visually prominent within the street scene, causing significant detriment to the visual amenity of the local environment, contrary to Policies DS1, DS3, and SC9 of the Council's adopted Core Strategy Development Plan Document and the principles of the National Planning Policy Framework.

20/01137/ENFUNA



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**6 High Park Crescent
Bradford
BD9 6HT**

27 July 2022

Item Number: R
Ward: HEATON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
20/01137/ENFUNA

Site Location:
6 High Park Crescent Bradford West Yorkshire BD9 6HT

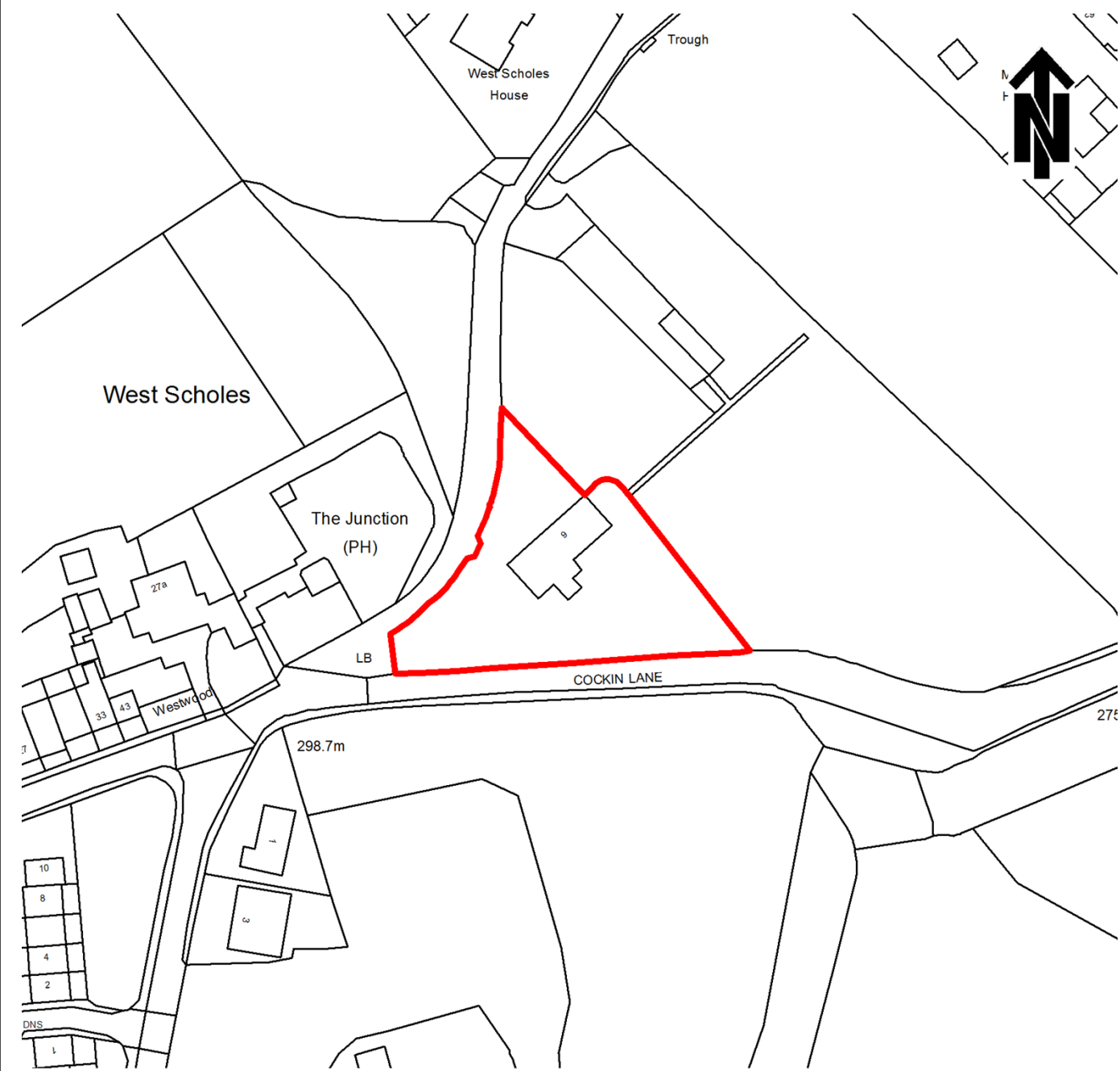
Breach of Planning Control:
Without planning permission, the construction of a front and rear dormer.

Circumstances:
Following a complaint received in this office in August 2020, a site visit revealed the above breach of planning control. Despite a request from the Local Planning Authority, the owner of the property has taken no action to rectify the matter.

It is considered expedient to issue an Enforcement Notice as the front and rear dormer window extensions are detrimental to the visual amenity of the parent building and surrounding area by virtue of their scale and design and use of unsympathetic facing materials in their construction that do not match the existing roof on the host dwelling. As a result, they present an incongruous feature which is at odds with the character of this residential area.

The Planning Manager (Enforcement and Trees) authorised enforcement action on the 7 June 2022 requiring the demolition of the front and rear dormer window or the replacement of the plastic cladding with a tile to match the roof of the dwelling house.

22/00333/ENFUNA



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6 West Scholes
Brewery Lane Queensbury
Bradford BD13 1NQ

27 July 2022

Item Number: S
Ward: QUEENSBURY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
22/00333/ENFUNA

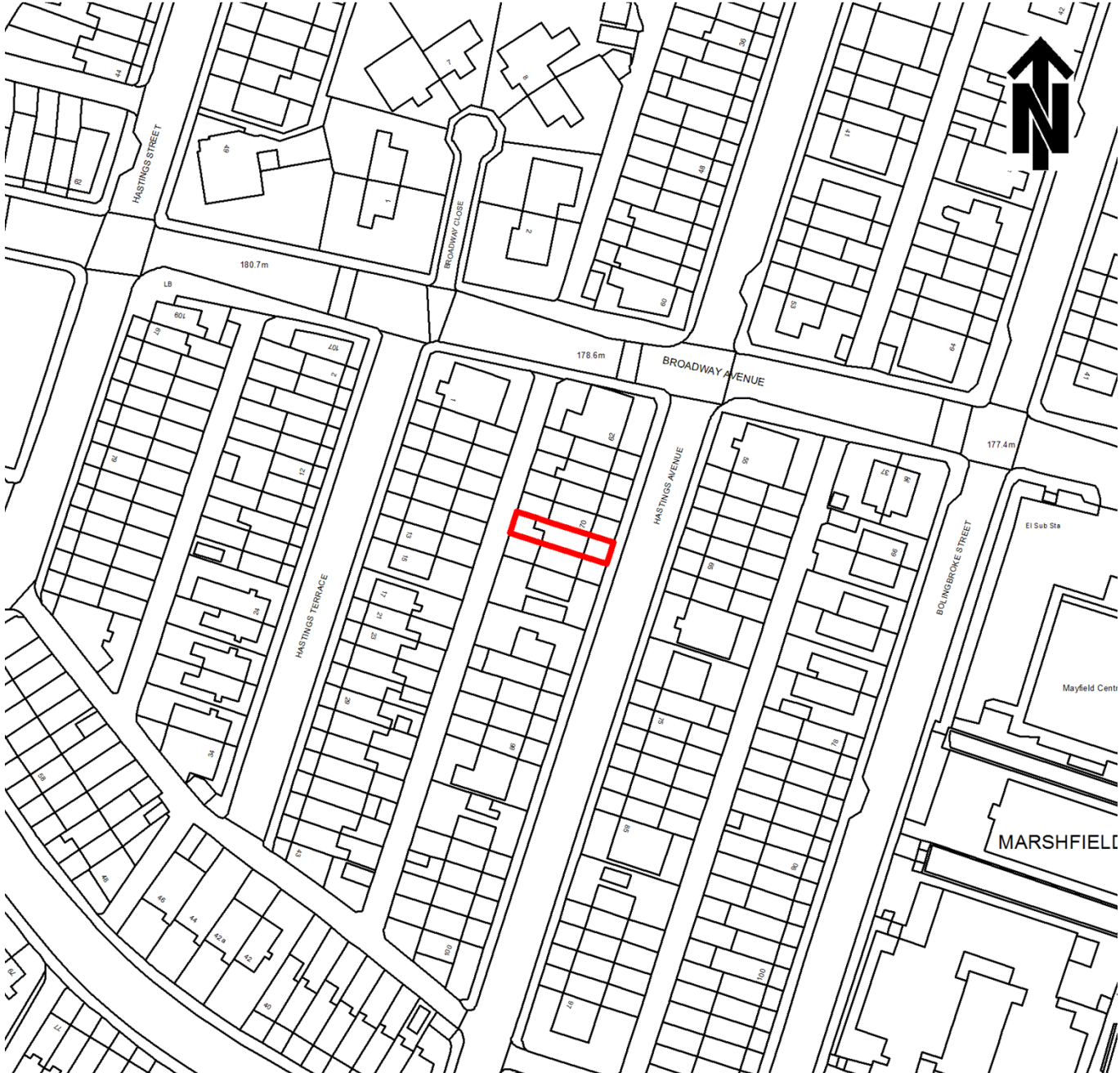
Site Location:
6 West Scholes Brewery Lane Queensbury Bradford West Yorkshire BD13 1NQ

Breach of Planning Control:
Unauthorised fencing, walls, stone pillars and gates forming combined boundary structure.

Circumstances:
The unauthorised boundary structure above was challenged in writing and no response received, an enforcement notice was authorised by the Planning Manager (Enforcement and Trees) on 10 May 2022.

The unauthorised development is inappropriate development and due to its scale, harmful appearance and poor design, is an incongruous and dominating feature which harms the openness and character of the Green Belt, negatively affects the setting of a Grade 2* Listed Building offends visual amenity and detracts from the character of the neighbourhood in which it is located. Contrary to policies SC9, DS1, EN3 of the Council's Core Strategy Development Plan Framework Document and Section 13 of the NPPF (Protecting Green Belt Land).

20/00668/ENFUNA



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**72 Hastings Avenue
Bradford
BD5 9PP**

27 July 2022

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

Enforcement Reference:
20/00668/ENFUNA

Site Location:
72 Hastings Avenue Bradford West Yorkshire BD5 9PP

Breach of Planning Control:

Without planning permission, the construction of a dormer window to the front and rear of the property.

Circumstances:

Following a complaint received in this office, a site visit revealed the above breach of planning control.

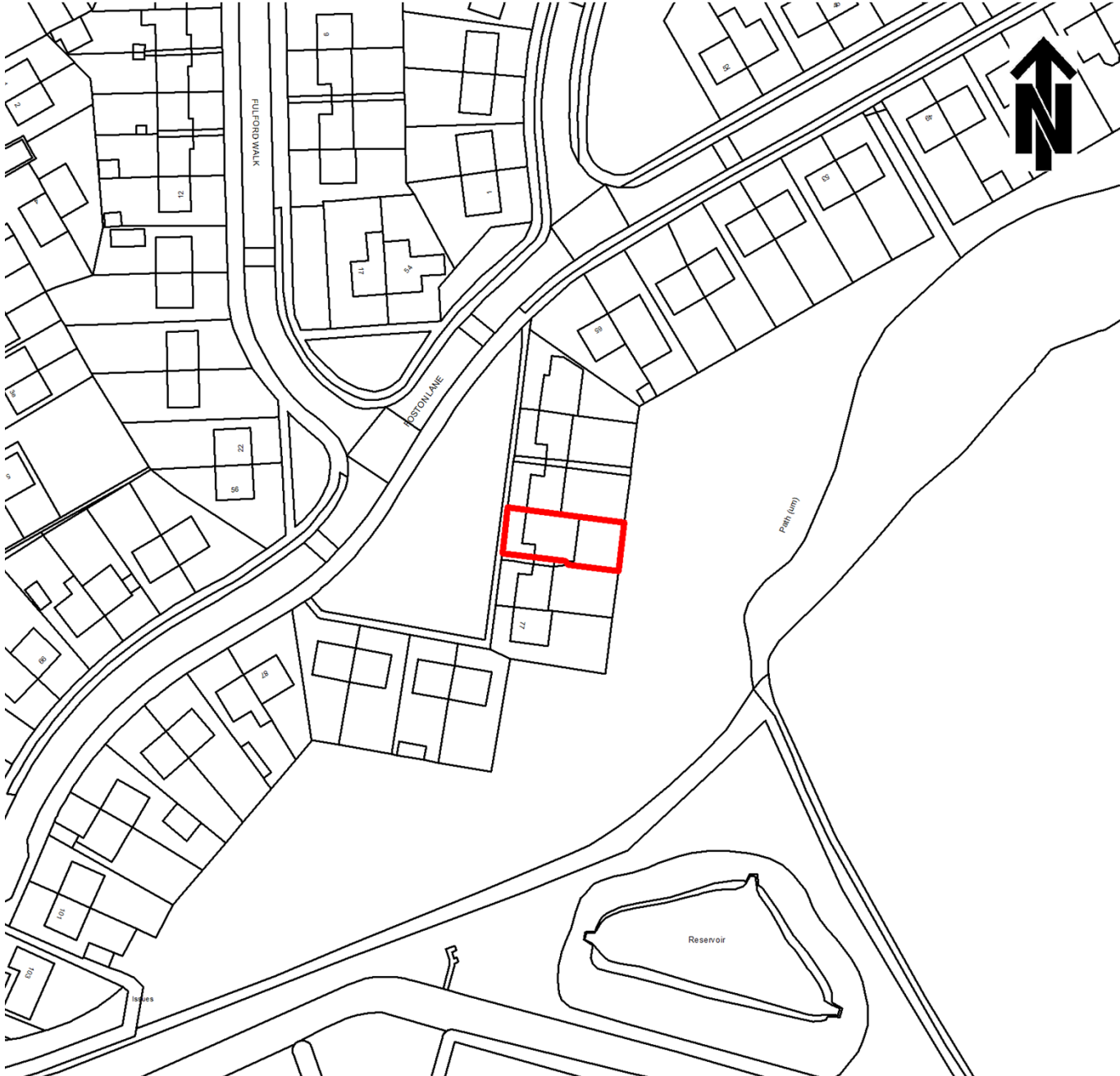
In response to a challenge letter, a retrospective planning application was submitted on 27 July 2020. The application was refused planning permission on 17 September 2020.

On 22 September 2020 a planning application was resubmitted for a front and rear dormer window. The application proposed changes to the dormer windows to reduce its negative impact upon the local environment. Planning permission was granted on 13 November 2020. To date the alterations to the dormer windows have not been undertaken and the matter remains unresolved.

It is considered expedient to issue an Enforcement Notice as the front and rear dormer window extensions are detrimental to the visual amenity of the parent building and surrounding area by virtue of their scale and design and the use of unsympathetic facing materials in its construction that do not match the existing roof of the host dwelling. As a result, they present an incongruous feature which is at odds with the character of this residential area.

The Planning Manager (Enforcement and Trees) authorised enforcement action on the 7 June 2022 requiring the owner of the property to demolish the unauthorised front and rear dormer window extension, reinstate the rear roof plane of the building to its former appearance and remove all arising materials from the land; or replace the cladding on the front and rear dormer window extension with slate to match the roof of the host building.

21/00702/ENFUNA



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**73 Foston Lane
Bradford
BD2 3QQ**

27 July 2022

Item Number: U
Ward: ECCLESHILL
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
21/00702/ENFUNA

Site Location:
73 Foston Lane Bradford West Yorkshire BD2 3QQ

Breach of Planning Control:

Without planning permission, the construction of a front extension on the (west facing) elevation of the dwelling on the land

Circumstances:

In July 2021 the Council received an enquiry regarding an unauthorised extension and roof works at the above property.

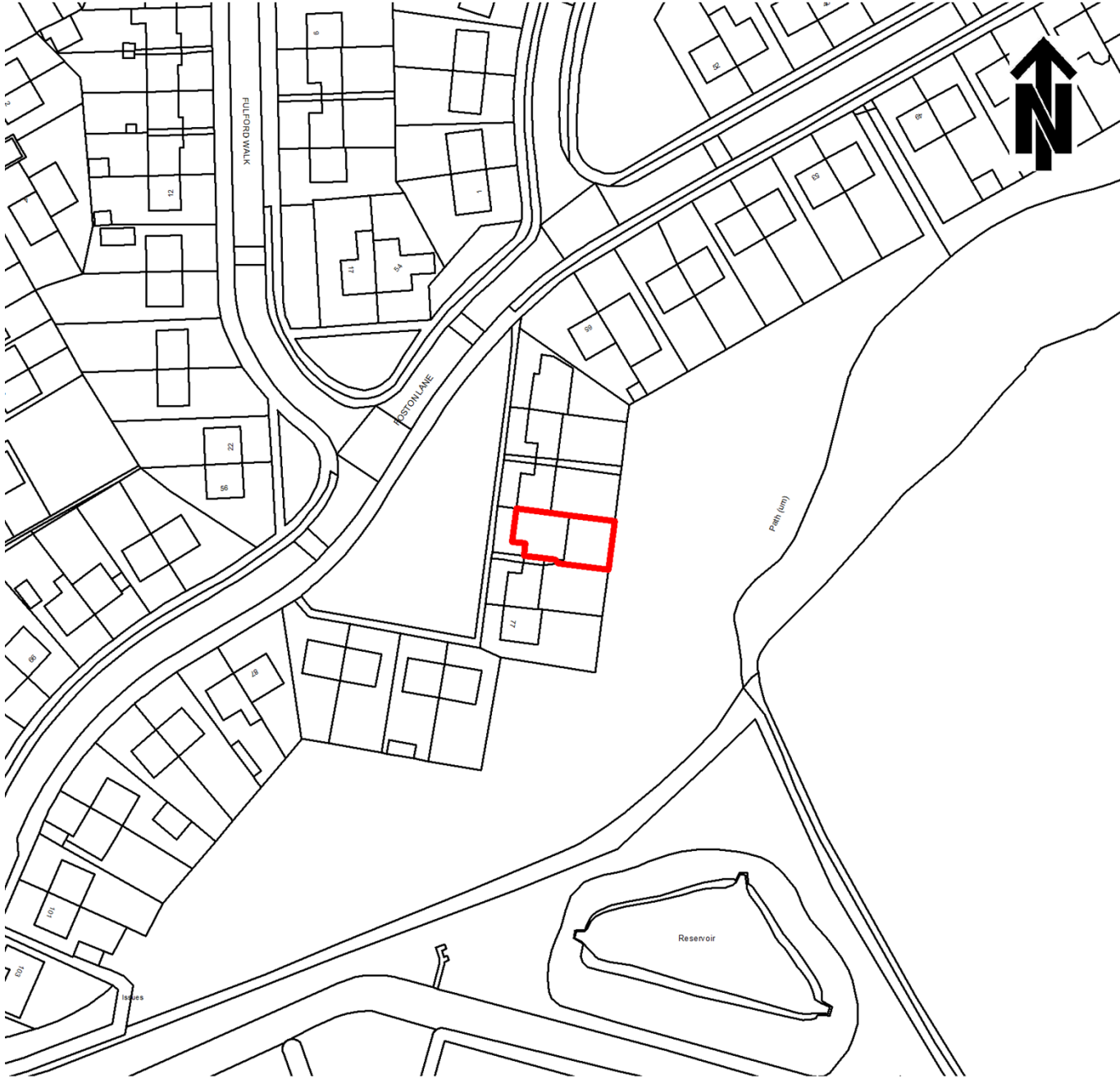
An inspection in October 2021 showed a large front extension had been constructed to the dwelling. Due to the size and non-matching materials used, it is considered the extension as built requires planning permission, for which the Council has no record of. As such, the extension represents a breach of planning control.

Letters have been sent to the owner/occupants of the property, requesting action to rectify the breach of planning control. Retrospective planning application reference 21/05958/HOU, seeking consent for the extension as built, was refused by the Council in January 2022. No appeal was lodged against the council's decision. To date, no satisfactory action has been taken by the owner to resolve the breach of planning control. The unauthorised front extension remains in place and the breach of planning is unresolved.

On 1 June 2022, 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 extension, by reason of its excessive size and use of external facing materials that fail to match the host dwelling, represents a visually obtrusive feature, that is at odds with the host dwelling and the wider street scene, causing significant detriment to the visual amenity of the local environment. Furthermore, the unauthorised front extension, by reason of its excessive depth and close proximity to the common boundary, is having an adverse impact on the occupants of 71 Foston Lane through overshadowing and overbearing, causing an unacceptable level of harm to the residential amenity of the neighbouring occupants. The development is therefore contrary to Policies DS1, DS3, and SC9 of the Council's adopted Core Strategy Development Plan Document and the principles of the National Planning Policy Framework.

21/01162/ENFUNA



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**73 Foston Lane
Bradford
BD2 3QQ**

27 July 2022

Item Number: V
Ward: ECCLESHILL
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
21/01162/ENFUNA

Site Location:
73 Foston Lane Bradford West Yorkshire BD2 3QQ

Breach of Planning Control:
Without planning permission, the construction of a rear dormer window.

Circumstances:
In July 2021 the council received an enquiry regarding an unauthorised extension and roof works at the above property.

An inspection in October 2021 showed a rear dormer window had been constructed on dwelling. Due to the size and non-matching materials used, it is considered the dormer as built requires planning permission, for which the council has no record of. As such, the dormer represents a breach of planning control.

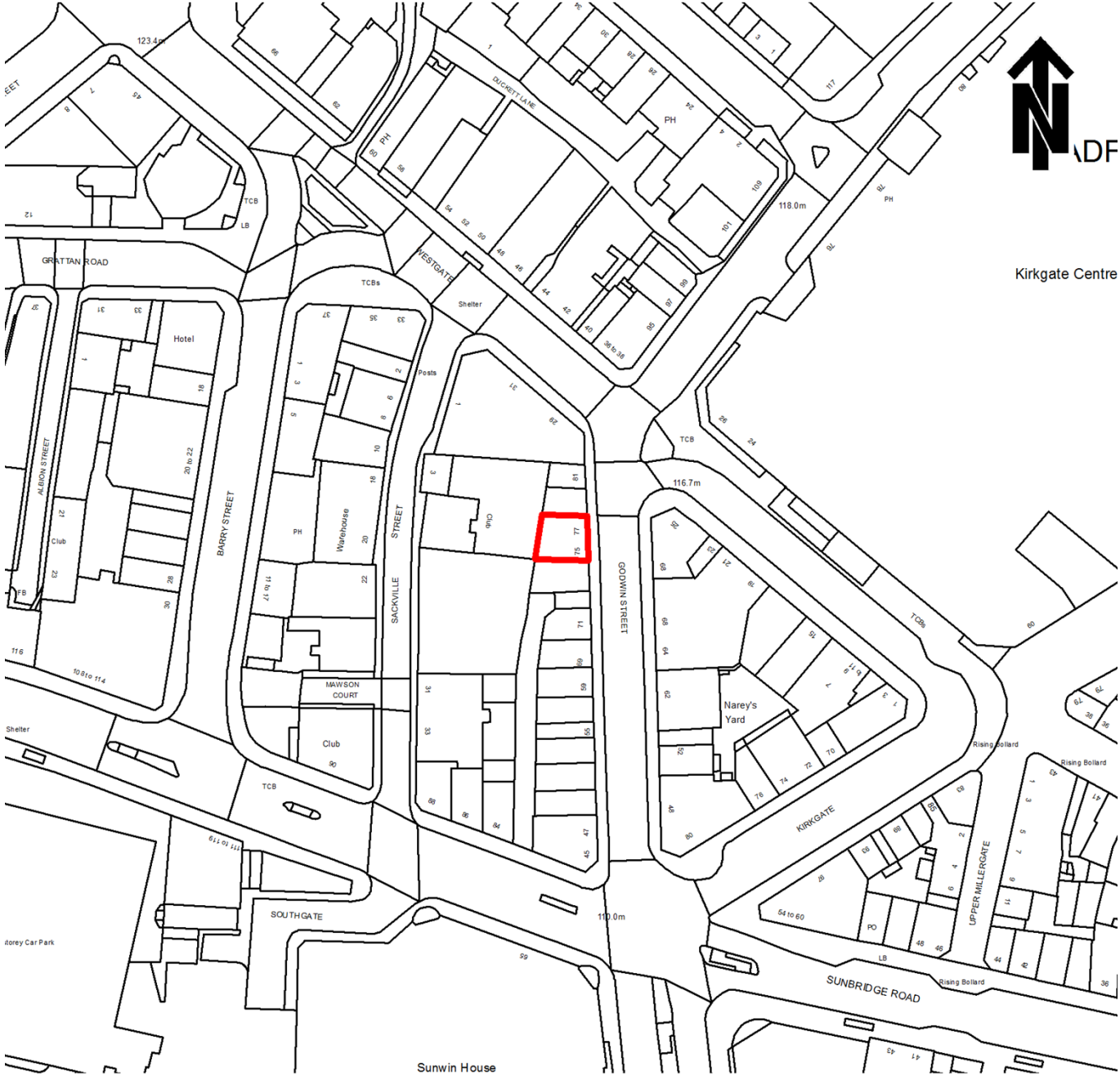
Letters have been sent to the owner/occupants of the property, requesting action to rectify the breach of planning control. Retrospective planning application reference 21/05958/HOU, seeking consent for the dormer as built, was refused by the council in January 2022. No appeal was lodged against the council's decision. To date, no further action has been taken by the owner to resolve the breach of planning control. The unauthorised dormer window remains in place and the breach of planning is unresolved.

On 1 June 2022, the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised rear dormer window, by reason of its excessive width, and the use of non-matching upvc cladding on its principal elevation, forms an obtrusive feature on the host dwelling and within the local environment, causing significant detriment to the visual amenity of the local environment, contrary to Policies DS1, DS3, and SC9 of the Council's adopted Core Strategy Development Plan Document and the principles of the National Planning Policy Framework.

21/00088/ENFUNA



Kirkgate Centre



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75 Godwin Street
Bradford
BD1 2SH

27 July 2022

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

Enforcement Reference:
21/00088/ENFUNA

Site Location:
75 Godwin Street Bradford West Yorkshire BD1 2SH

Breach of Planning Control:

Without planning permission, the installation of an externally mounted roller shutter and roller shutter box on the front elevation of the building on the land.

Circumstances:

In February 2021 the Council received an enquiry regarding alleged unauthorised external roller shutter.

An inspection in June 2021 showed that an externally mounted solid roller shutter and shutter boxes have been installed to the front elevation of the property.

Letters have been sent to the owner/occupants of the property, requesting action to rectify the breach of planning control. To date, no action has been taken by the owner to resolve the breach of planning control. The unauthorised metal external roller shutter remains in place and the breach of planning is unresolved.

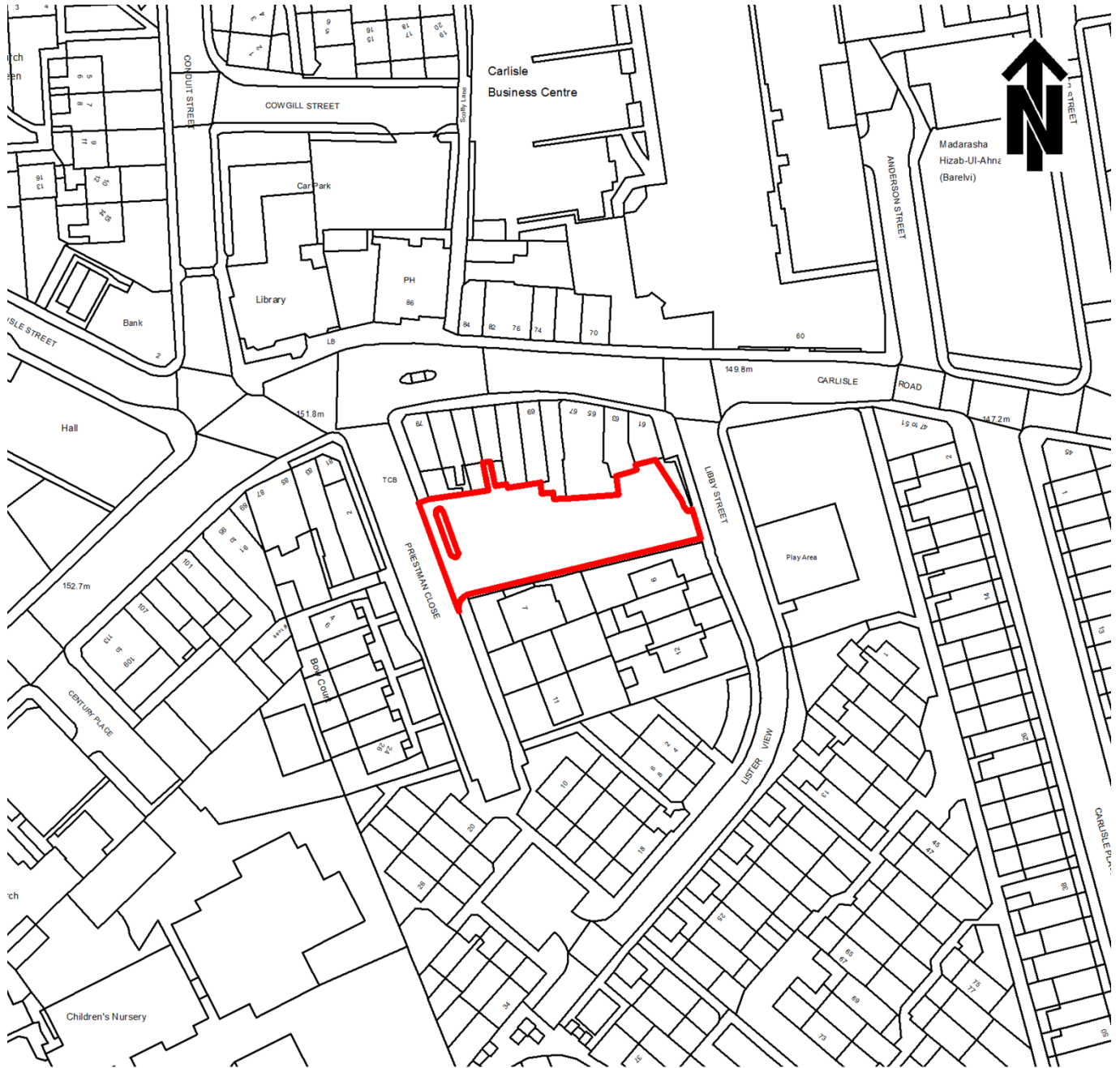
On 31 May 2022, the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised externally mounted roller shutter and shutter box have a detrimental, deadening effect on the premises and appear as a stark and discordant feature of this shopping street, causing an unacceptable level of harm to the character and appearance of the area, contrary to Policies DS1, DS3, and SC9 of the Council's adopted Core Strategy Development Plan Document, the Council's adopted Shopfront Design Guide, the Council's adopted A Shopkeepers Guide to Securing Their Premises Supplementary Planning Document and the principles of the National Planning Policy Framework.

The building is situated within the City Centre Conservation Area (article 2 (3) land). The unauthorised externally mounted roller shutter and shutter box detract from the character and appearance of the conservation area, causing significant harm, contrary to Policy EN3 of the Council's adopted Core Strategy Development Plan Document and the principles of the National Planning Policy Framework.

20/01419/ENFUNA



City of
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METROPOLITAN DISTRICT COUNCIL



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**Car Park Priestman Close
Off Carlisle Road
Bradford**

27 July 2022

Item Number: X
Ward: MANNINGHAM
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
20/01419/ENFUNA

Site Location:
Car Park Priestman Close Off Carlisle Road Bradford West Yorkshire

Breach of Planning Control:

Without planning permission, the siting of a metal container and associated canopy feature representing an unauthorised change of use of the land.

Circumstances:

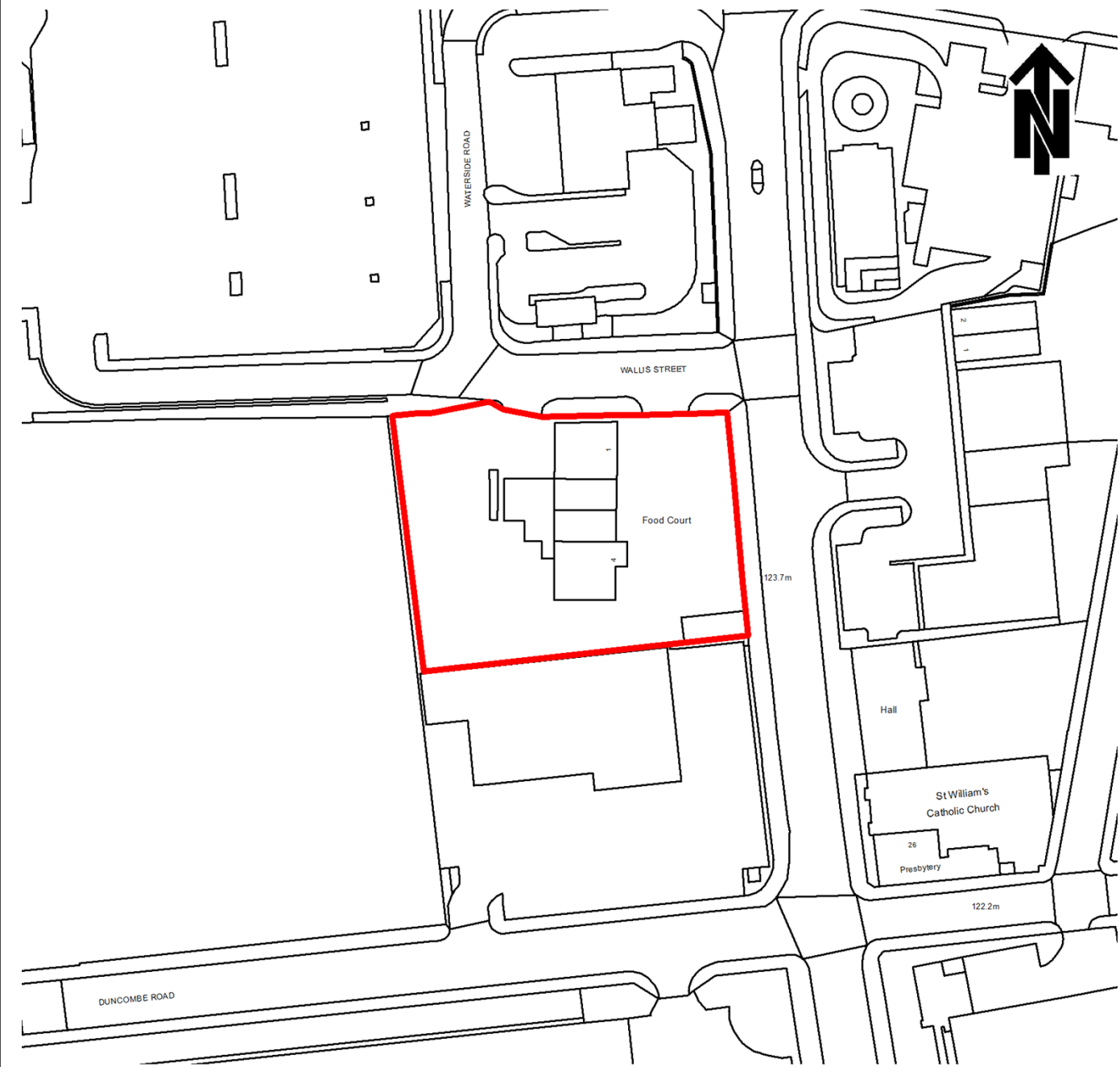
In October 2020 the Council received an enquiry regarding a metal container sited on the land being used as a café/for the service of food & beverages.

An inspection in March 2021 showed that an unauthorised metal container with associated canopy had been sited on the land. The container appeared to be in use as a chai café. The Council had no record of any consent being structure as built.

Letters have been sent to the owner/occupants of the property, requesting action to rectify the breach of planning control. There has been no action taken by the occupier or owner of the property in resolving the breach of planning control. The unauthorised metal container and associated canopy remains in place and the breach of planning is unresolved.

On 1 June 2022, the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised metal container and associated canopy feature represents a visually incongruous and prominent feature within the wider street scene and local environment. The design and appearance of the development is at odds with the character and appearance of the surrounding area, causing an unacceptable level of harm to the visual amenity of the local environment, contrary to Policies DS1, DS3, and SC9 of the Council's adopted Core Strategy Development Plan Document and the principles of the National Planning Policy Framework.

20/00999/ENFUNA



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**Food Court
Ingleby Road
Bradford BD8 9AN**

27 July 2022

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

Enforcement Reference:
20/00999/ENFUNA

Site Location:
Food Court Ingleby Road Bradford West Yorkshire BD8 9AN

Breach of Planning Control:
Unauthorised shelter structure.

Circumstances:
In July 2020 the Council received an enquiry regarding development works on the land.

An inspection showed that a timber shelter structure had been erected on the land adjacent to the west facing boundary, for which the Council had no record of planning permission having been granted.

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

On 10 May 2022 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised shelter structure is detrimental to visual amenity by virtue of its design and appearance and forms an incongruous feature on the land, contrary to Policies DS1 and DS3 of the Council's adopted Core Strategy Development Plan Document and the principles of the National Planning Policy Framework.

19/00866/ENFCOU



f York
(PH)

ALLERTON ROAD

292.9m



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**Land East Of Junction
Back Lane & Allerton Road
Bradford**

27 July 2022

Item Number: Z
Ward: THORNTON AND ALLERTON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
19/00866/ENFCOU

Site Location:
Land East Of Junction Back Lane & Allerton Road Bradford West Yorkshire

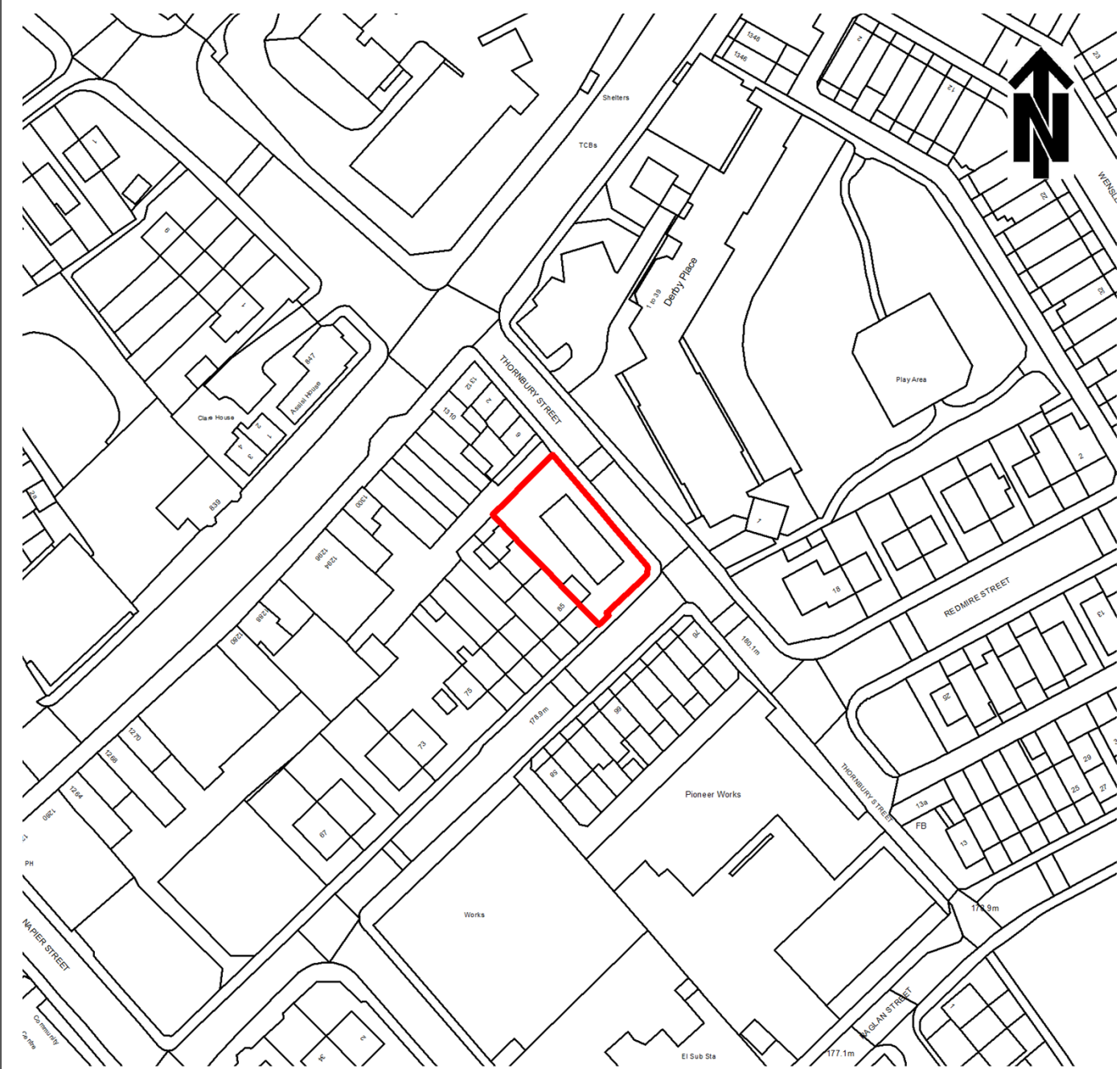
Breach of Planning Control:
Without planning permission, the siting of a static caravan.

Circumstances:
The Local Planning Authority received an enquiry regarding the above development. Despite a request from the Local Planning Authority to either remove the caravan or apply for planning permission, the caravan remains in situ and the matter remains unresolved.

It is considered expedient to issue an Enforcement Notice because the caravan constitutes inappropriate development in the Green Belt. In addition, it also results in a modest loss of openness and therefore also harms the essential character of the Green Belt.

The Planning Manager (Enforcement and Trees) authorised enforcement action on 31 March 2021 requiring the owner of the land to remove the static caravan and remove all arising materials from the land.

19/00054/ENFUNA



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The Bungalow
Thornbury Street Bradford
BD3 8LE

27 July 2022

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

Enforcement Reference:
19/00054/ENFUNA

Site Location:
The Bungalow Thornbury Street Bradford West Yorkshire BD3 8LE

Breach of Planning Control:
Unauthorised fencing and gates.

Circumstances:
In January 2019 the Local Planning Authority received an enquiry regarding the erection of new fencing and gates at the property.

An inspection showed that solid fencing, gates and posts exceeding 1.0 metre in height had been erected to the front and side boundaries of the property, for which the Council had no record of planning permission having been granted.

Retrospective planning application reference 19/04520/HOU for the fencing, gates and posts was refused by the Council in December 2019.

Planning permission reference 20/00795/HOU for boundary fencing of an alternative design was granted by the Council in April 2020.

Following the grant of planning permission, the owner was requested to rectify the breach of planning control, however no action has been taken and the unauthorised fencing, gates and posts remain in situ at the property.

On 30 May 2022 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised fencing, gates and posts are detrimental to visual amenity by virtue of their position, height and appearance, forming incongruous features on the land and within the street scene, contrary to Policies DS1 and DS3 of the Council's adopted Core Strategy Development Plan Document and the principles of the National Planning Policy Framework.

DECISIONS MADE BY THE SECRETARY OF STATE

Appeal Allowed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
AB	Thornton And Allerton (ward 23)	6 Ollerdale Avenue Bradford BD15 9BQ Two storey and single storey side extension - Case No: 22/00463/HOU Appeal Ref: 22/00049/APPHOU
AC	Bowling And Barkerend (ward 05)	Cross Keys 465 Rooley Lane Bradford BD4 7SE Installation of internally illuminated 1 x 48 sheet freestanding digital advertising display unit - Case No: 22/00107/ADV Appeal Ref: 22/00040/APPAD1

Appeal Dismissed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
AD	Idle And Thackley (ward 13)	165 - 167 New Line Bradford BD10 0BN Appeal against Enforcement Notice - Case No: 20/01507/ENFLBC Appeal Ref: 21/00158/APPENF
AE	City (ward 07)	19 Hallfield Road Bradford Conversion of existing basement space to form a single self contained apartment - Case No: 21/03513/FUL Appeal Ref: 22/00013/APPFL2
AF	Queensbury (ward 20)	19 Overton Drive Bradford BD6 3NE Appeal against Enforcement Notice - Case No: 20/00792/ENFUNA Appeal Ref: 21/00128/APPENF

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
AG	Queensbury (ward 20)	19 Overton Drive Bradford BD6 3NE Appeal against Enforcement Notice - Case No: 20/00792/ENFUNA Appeal Ref: 21/00129/APPENF
AH	Queensbury (ward 20)	19 Overton Drive Bradford BD6 3NE Appeal against Enforcement Notice - Case No: 20/00792/ENFUNA Appeal Ref: 21/00130/APPENF
AI	Queensbury (ward 20)	19 Overton Drive Bradford BD6 3NE Appeal against Enforcement Notice - Case No: 20/00792/ENFUNA Appeal Ref: 21/00131/APPENF
AJ	City (ward 07)	2 - 4 Rawson Place Bradford BD1 3QQ Front and side internally mounted aluminium roller shutters - Case No: 21/03003/LBC Appeal Ref: 21/00148/APPLB2
AK	Thornton And Allerton (ward 23)	2 Canford Drive Bradford BD15 7AR Double storey side and rear extension with rear dormer window - Case No: 21/05823/HOU Appeal Ref: 22/00033/APPHOU
AL	Heaton (ward 12)	2A Rossefield Road Bradford BD9 4DA Change of use to lower ground floor to self contained flat - Case No: 21/06311/FUL Appeal Ref: 22/00030/APPFL2
AM	Idle And Thackley (ward 13)	369 Highfield Road Idle Bradford BD10 8RS Replacement windows to front elevation (retrospective) - Case No: 21/04936/LBC Appeal Ref: 22/00038/APPLB2

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
AN	Eccleshill (ward 10)	4 Moorside Road Eccleshill Bradford BD2 2EU Roof tiles replaced with concrete tiles which match adjoining properties (RETROSPECTIVE) - Case No: 21/03880/LBC Appeal Ref: 21/00161/APPLB2
AO	Thornton And Allerton (ward 23)	402 Thornton Road Thornton Bradford BD13 3LP Raised decking to front (Retrospective) - Case No: 21/00206/HOU Appeal Ref: 21/00138/APPHOU
AP	Bowling And Barkerend (ward 05)	81 Lister Avenue Bradford BD4 7QS Appeal against Enforcement Notice - Case No: 20/01352/ENFAPP Appeal Ref: 21/00154/APPENF
AQ	Little Horton (ward 18)	Car Park Clarges Street Bradford Cafe with external seating area (Retrospective) - Case No: 21/04186/FUL Appeal Ref: 21/00127/APPFL2
AR	City (ward 07)	Ground Floor Westgate House 12 New John Street Bradford BD1 2QY Installation of 4 x non illuminated advertisement banners of various dimensions and made from micromesh weave PVC - Case No: 21/05006/ADV Appeal Ref: 22/00007/APPAD1
AS	Bolton And Undercliffe (ward 04)	Land At Grid Reference 416637 434827 Bolton Road Bradford Construction of two storey detached residential dwelling with private garden (re-submission of 21/04128/FUL) - Case No: 21/06038/FUL Appeal Ref: 22/00043/APPFL2

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
AT	Thornton And Allerton (ward 23)	Lower Swain Royd Farm Wilsden Road Bradford BD15 9AD Demolition of existing garage and construction of detached dwelling (revised scheme to planning application no 21/01400/FUL) - Case No: 21/04100/FUL Appeal Ref: 22/00005/APPFL2

Appeals Upheld

There are no Appeal Upheld Decisions to report this month

Appeals Upheld (Enforcements Only)

There are no Appeal Upheld Decisions to report this month

Appeals Withdrawn

There are no Appeal Withdrawn Decisions to report this month

Appeal Allowed in Part/Part Dismissed

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