

Report of the Strategic Director of Place to the meeting of the Area Planning Panel (BRADFORD) to be held on 20 September 2023

D

Summary Statement - Part Two

Miscellaneous Items

	<u>No. of Items</u>
Requests for Enforcement/Prosecution Action	(12)
Decisions made by the Secretary of State - Dismissed	(2)

Richard Hollinson
Assistant Director (Planning, Transportation and Highways)

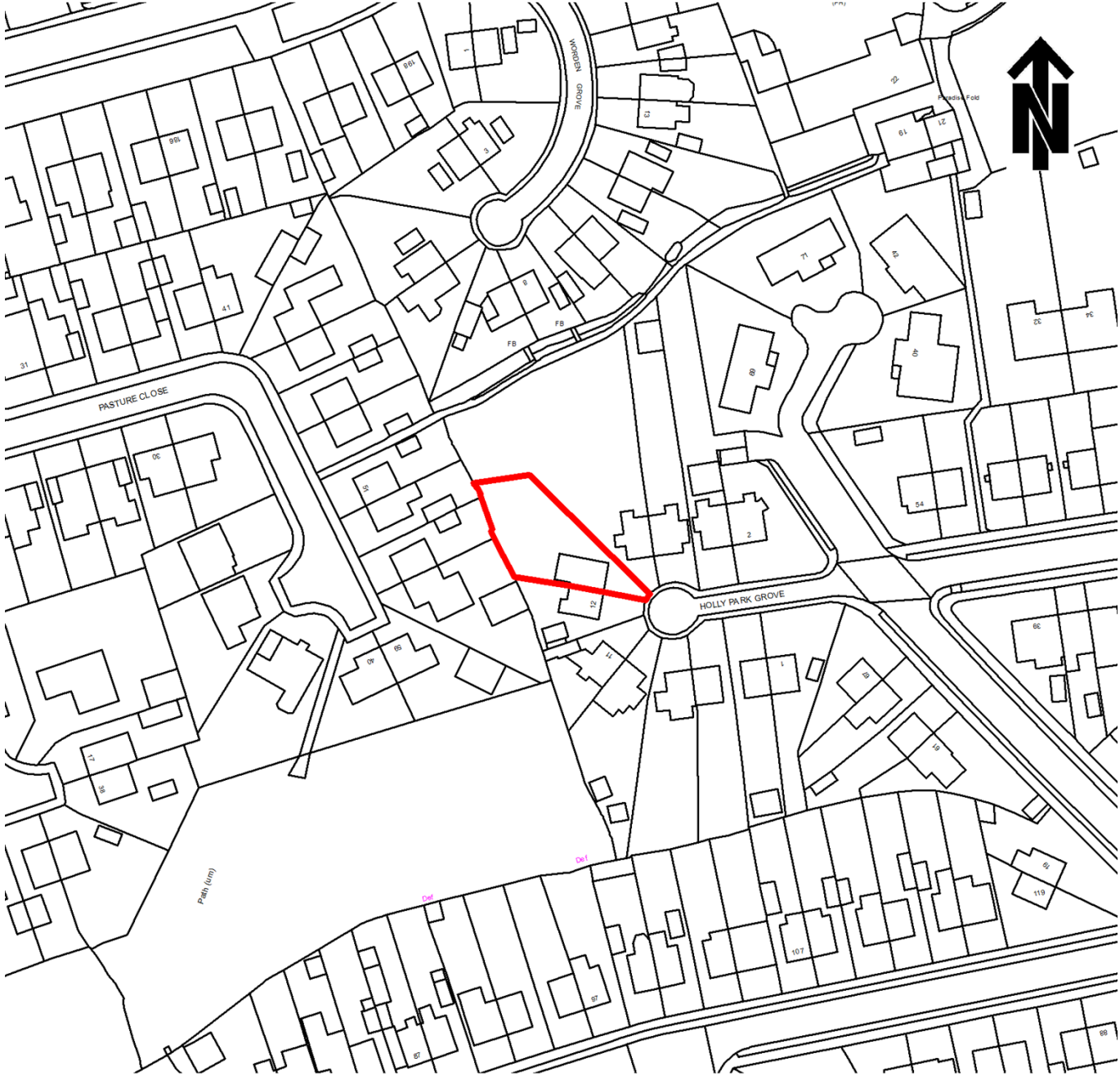
Report Contact: Amin Ibrar
Phone: 01274 434605

Email: amin.ibrar@bradford.gov.uk

Portfolio:
Regeneration, Planning & Transport

Overview & Scrutiny Committee Area:
Regeneration and Environment

20/01191/ENFCOU



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**10 Holly Park Grove
Bradford
BD7 4BZ**

20 September 2023

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

Enforcement Reference:
20/01191/ENFCOU

Site Location:
10 Holly Park Grove Bradford BD7 4BZ

Breach of Planning Control:

The material change of use of the land from residential to a mixed use of residential and the keeping of an unreasonably large number of cats, without planning permission.

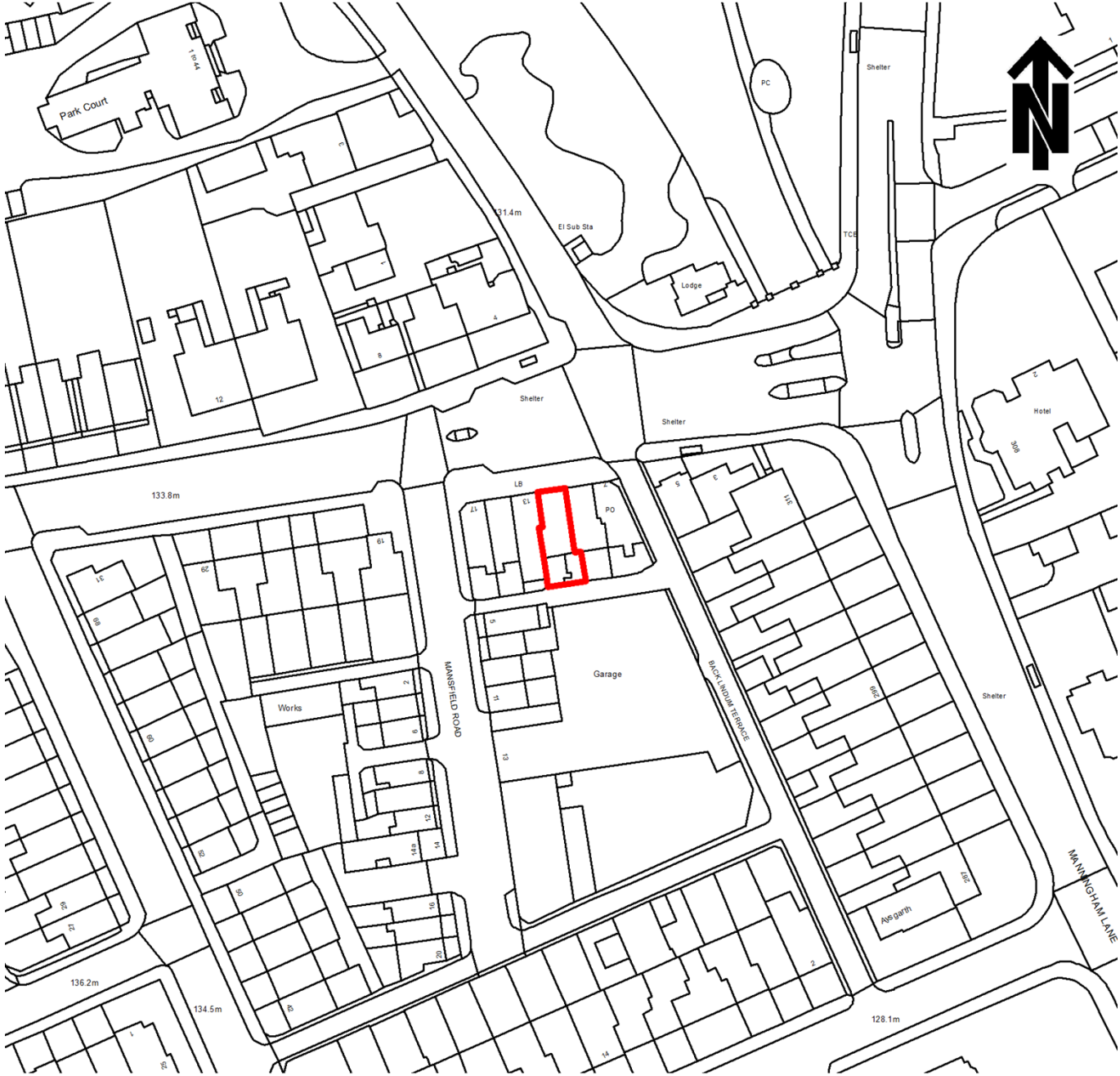
Circumstances:

Following a complaint received in this office an investigation concluded that the above breach of planning control had occurred. To date the matter remains unresolved.

It is considered expedient to issue an Enforcement Notice because the behaviour of cats resident at the property has resulted in a significant loss of amenity to persons living close by to the detriment of residential amenity.

The Planning Manager (Enforcement and Trees) authorised enforcement action on the 4 July 2023 requiring the owners of the property to cease the unauthorised material change of use and reduce the number of cats kept on the land to no more than 12.

22/00843/ENFUNA



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**11 Oak Lane
Bradford
BD9 4PU**

20 September 2023

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

Enforcement Reference:
22/00843/ENFUNA

Site Location:
11 Oak Lane Bradford BD9 4PU

Breach of Planning Control:
Unauthorised extractor flue

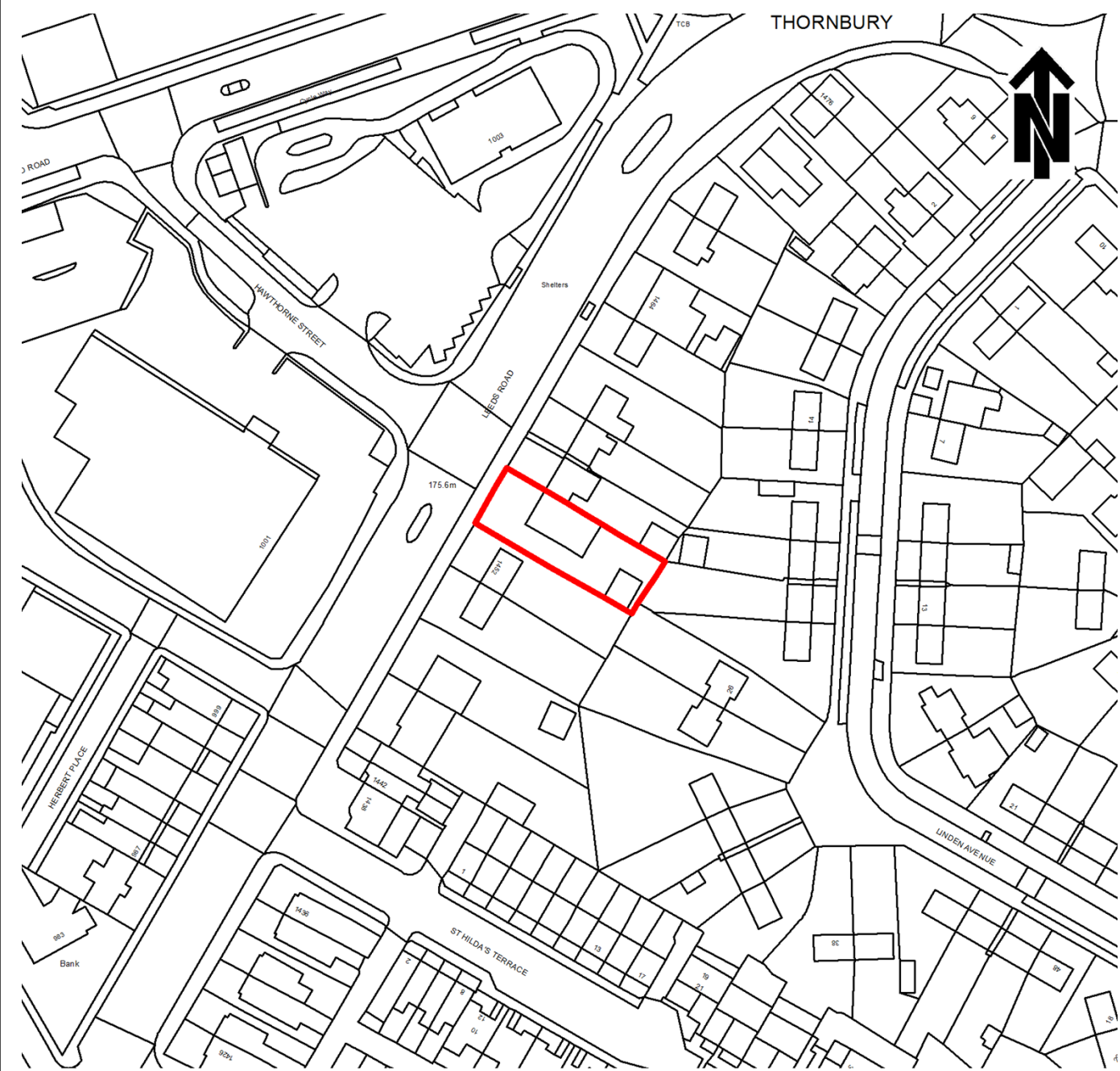
Circumstances:
In November 2022 the Council received an enquiry regarding new extraction equipment at the property.

An inspection showed that an extractor flue had been installed to the rear elevation of the property, for which the Council had no record of planning permission having been granted.

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

On 16 August 2023 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised extractor flue is detrimental to visual amenity by virtue of its position, design and appearance, forming an incongruous feature on the building and within the St Paul's Conservation Area, contrary to Policies DS1, DS3 and EN3 of the Council's adopted Core Strategy Development Plan Document and the principles of the National Planning Policy Framework.

21/00908/ENFUNA



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**1454 Leeds Road
Bradford
BD3 7AA**

20 September 2023

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

Enforcement Reference:
21/00908/ENFUNA

Site Location:
1454 Leeds Road Bradford BD3 7AA

Breach of Planning Control:
Unauthorised single storey porch extension

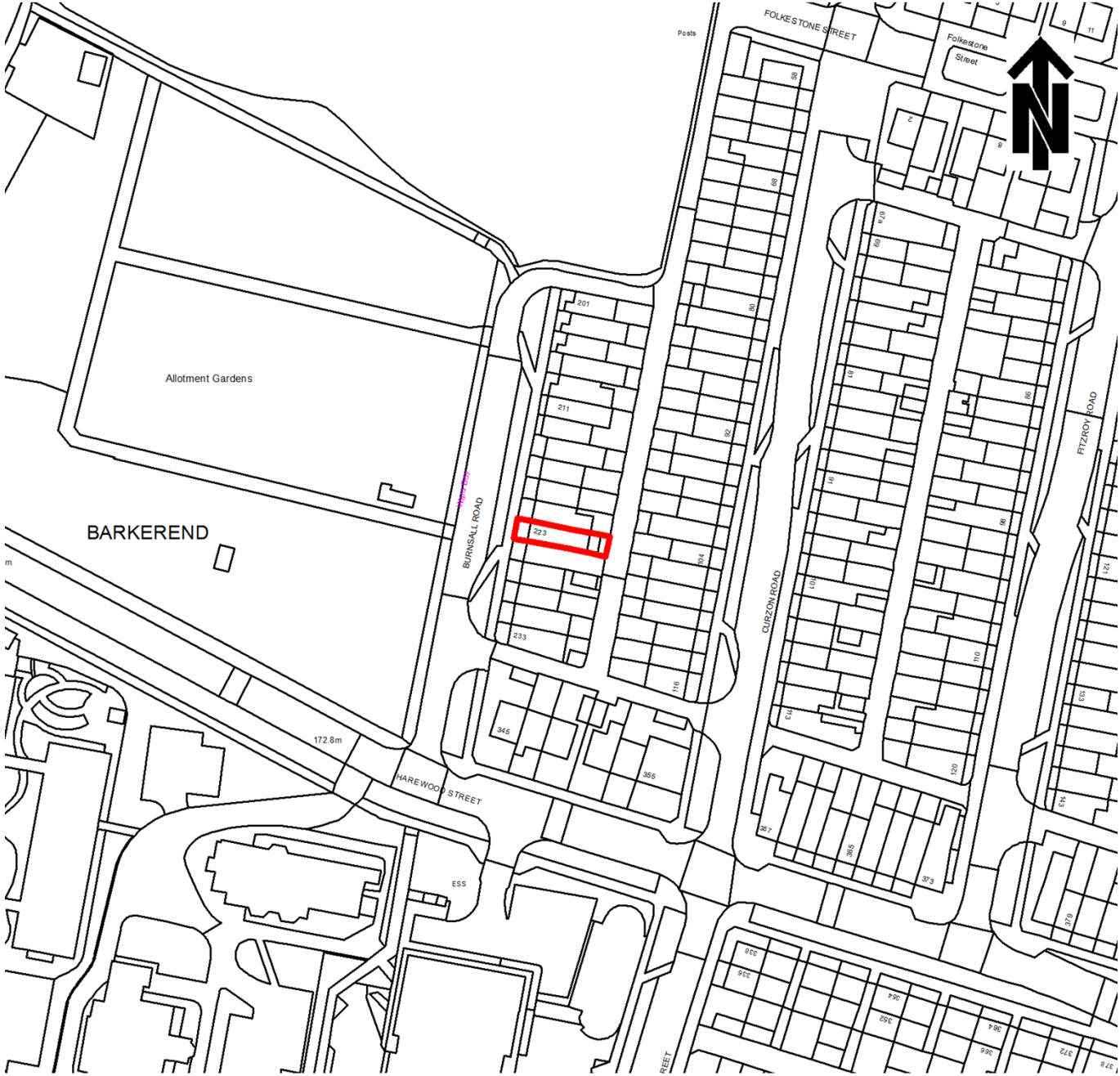
Circumstances:
In September 2021 the Council received an enquiry regarding development works at the property.

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

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

On 4 July 2023, 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 porch extension is detrimental to visual amenity by virtue of its size, position and appearance, forming an incongruous feature on the land and within the street scene, contrary to Policies DS1 and DS3 of the Council's adopted Core Strategy Development Plan Document, the Council's adopted Householder Supplementary Planning Document and the principles of the National Planning Policy Framework.

21/00897/ENFUNA



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**223 Burnsall Road
Bradford
BD3 9EA**

20 September 2023

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

Enforcement Reference:
21/00897/ENFUNA

Site Location:
223 Burnsall Road Bradford BD3 9EA

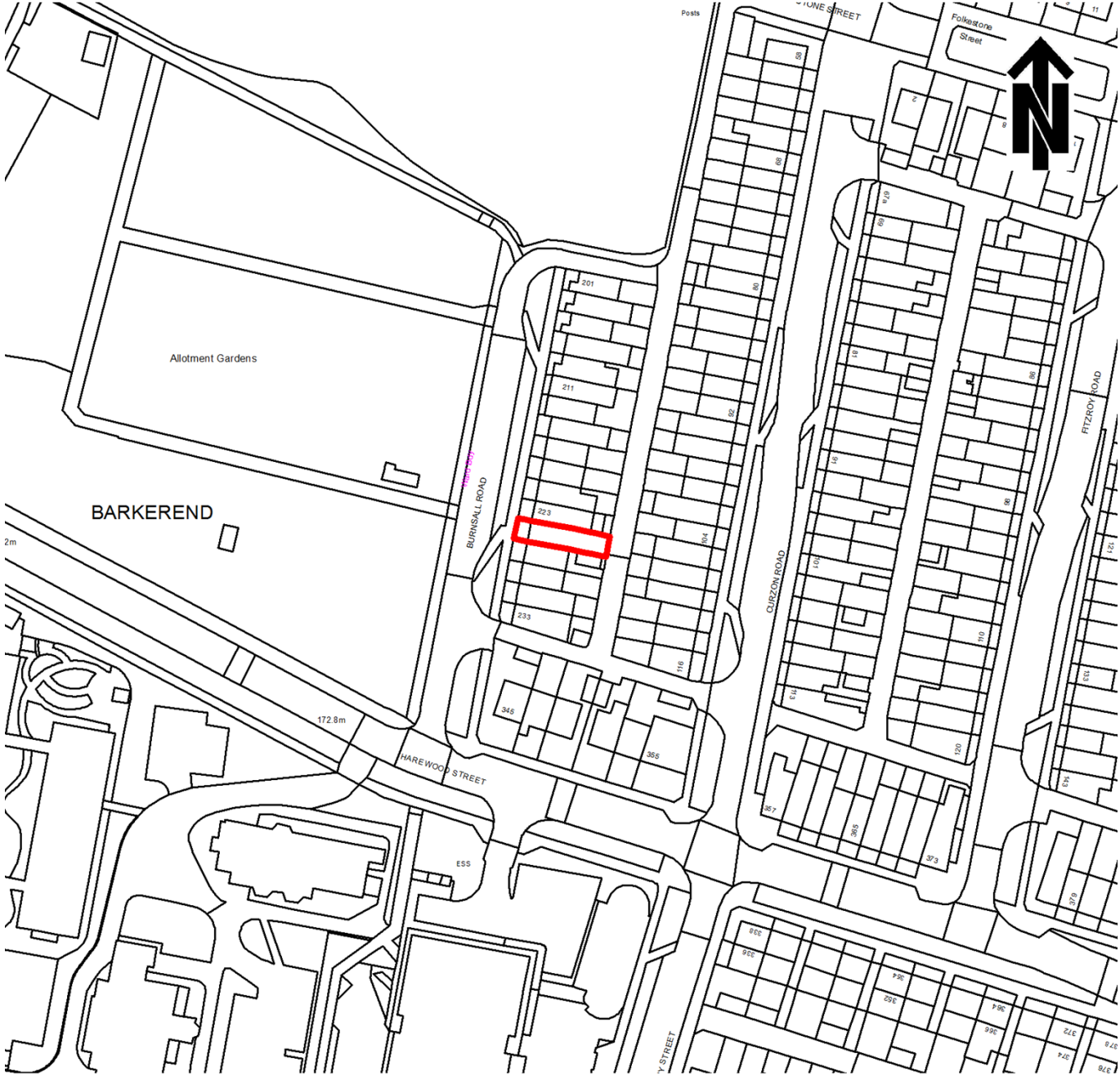
Breach of Planning Control:
Unauthorised canopy structure

Circumstances:
In April 2022 it was noted that a canopy structure covering the rear yard area of the property had been attached to the two-storey rear extension.

The Council had no record of planning permission having been granted for the canopy structure and the owner/occupier of the property was requested to take action to rectify the breach of planning control.

No action has been taken and on 4 July 2023 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised attached canopy structure is detrimental to visual amenity by virtue of its position, design and appearance, forming an incongruous feature 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.

22/00319/ENFUNA



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225 Burnsall Road
Bradford
BD3 9EA

20 September 2023

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

Enforcement Reference:
22/00319/ENFUNA

Site Location:
225 Burnsall Road Bradford BD3 9EA

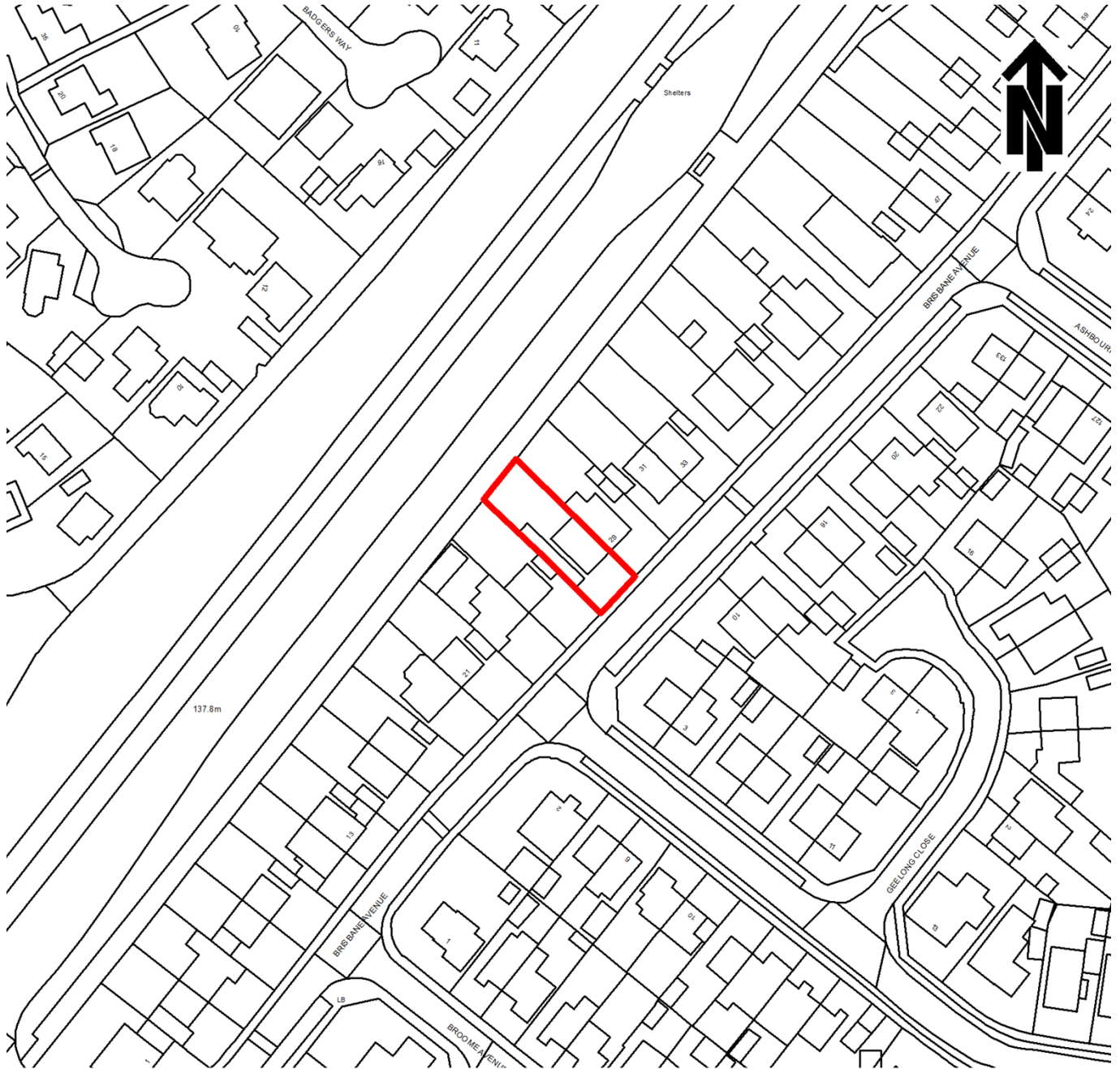
Breach of Planning Control:
Unauthorised canopy structure

Circumstances:
In April 2022 it was noted that a canopy structure covering the rear yard area of the property had been attached to the two-storey rear extension.

The Council had no record of planning permission having been granted for the canopy structure and the owner/occupier of the property was requested to take action to rectify the breach of planning control.

No action has been taken and on 4 July 2023 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised attached canopy structure is detrimental to visual amenity by virtue of its position, design and appearance, forming an incongruous feature 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.

20/01581/ENFAPP



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**27 Brisbane Avenue
Bradford
BD2 1EH**

20 September 2023

Item Number: F
Ward: BOLTON AND UNDERCLIFFE
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
20/01581/ENFAPP

Site Location:
27 Brisbane Avenue Bradford BD2 1EH

Breach of Planning Control:
Unauthorised front and rear dormer windows

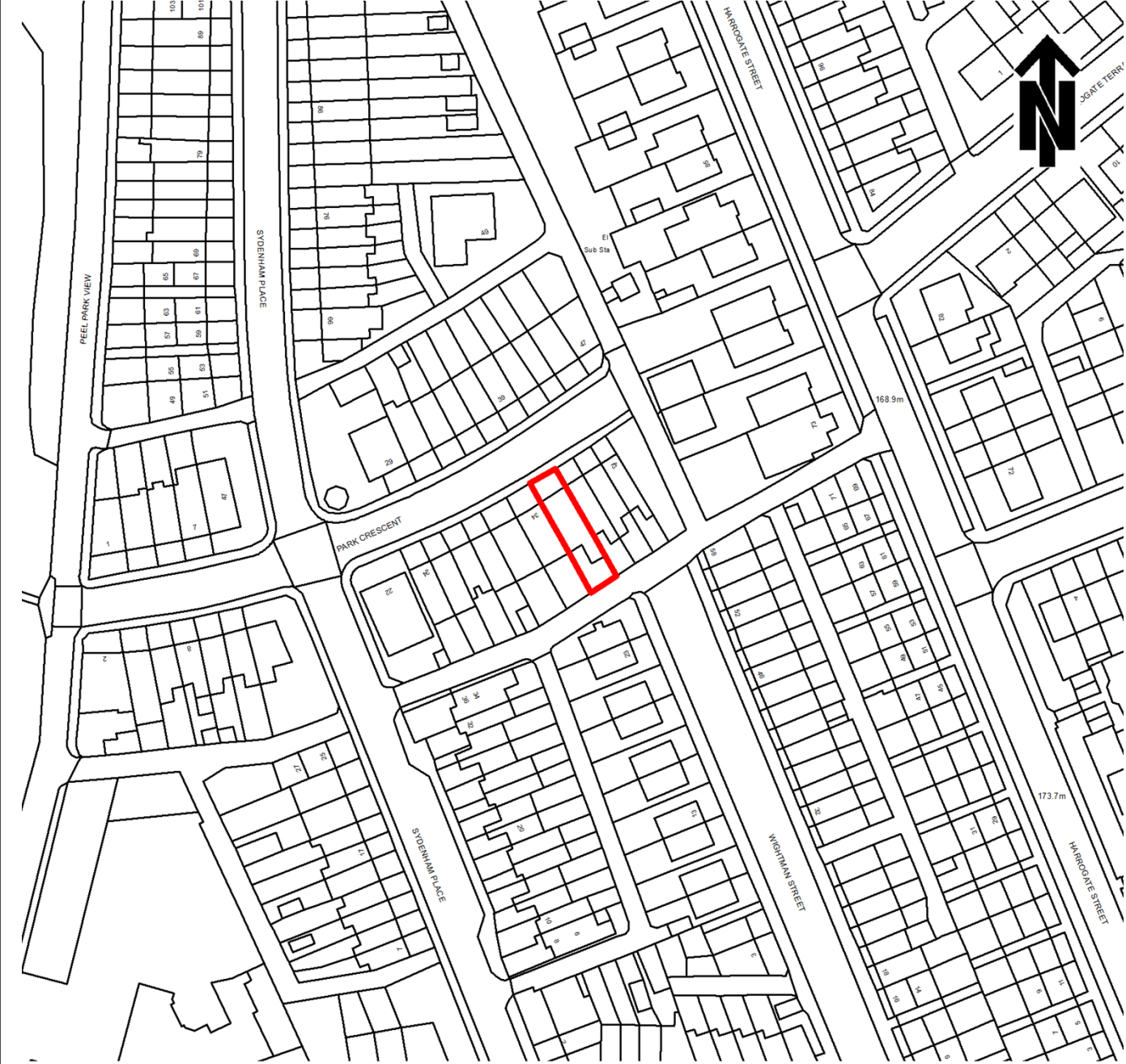
Circumstances:
In December 2020 the Council received an enquiry regarding development works at the property.

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

The owner of the property has been given the opportunity to rectify the breach of planning control, however no satisfactory action has been taken.

On 16 August 2023 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the two unauthorised front dormer windows and the unauthorised rear dormer window are detrimental to visual amenity by virtue of their design and appearance, forming incongruous features on the building and within the street scene, contrary to Policies DS1 and DS3 of the Council's adopted Core Strategy Development Plan Document, the Council's adopted Householder Supplementary Planning Document and the principles of the National Planning Policy Framework.

21/00521/ENFUNA



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36 Park Crescent
Bradford
BD3 0JZ

20 September 2023

Item Number: G
Ward: BOLTON AND UNDERCLIFFE
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
21/00521/ENFUNA

Site Location:
36 Park Crescent Bradford BD3 0JZ

Breach of Planning Control:
Unauthorised rear dormer window

Circumstances:
In May 2021 the Council received an enquiry regarding development works at the property.

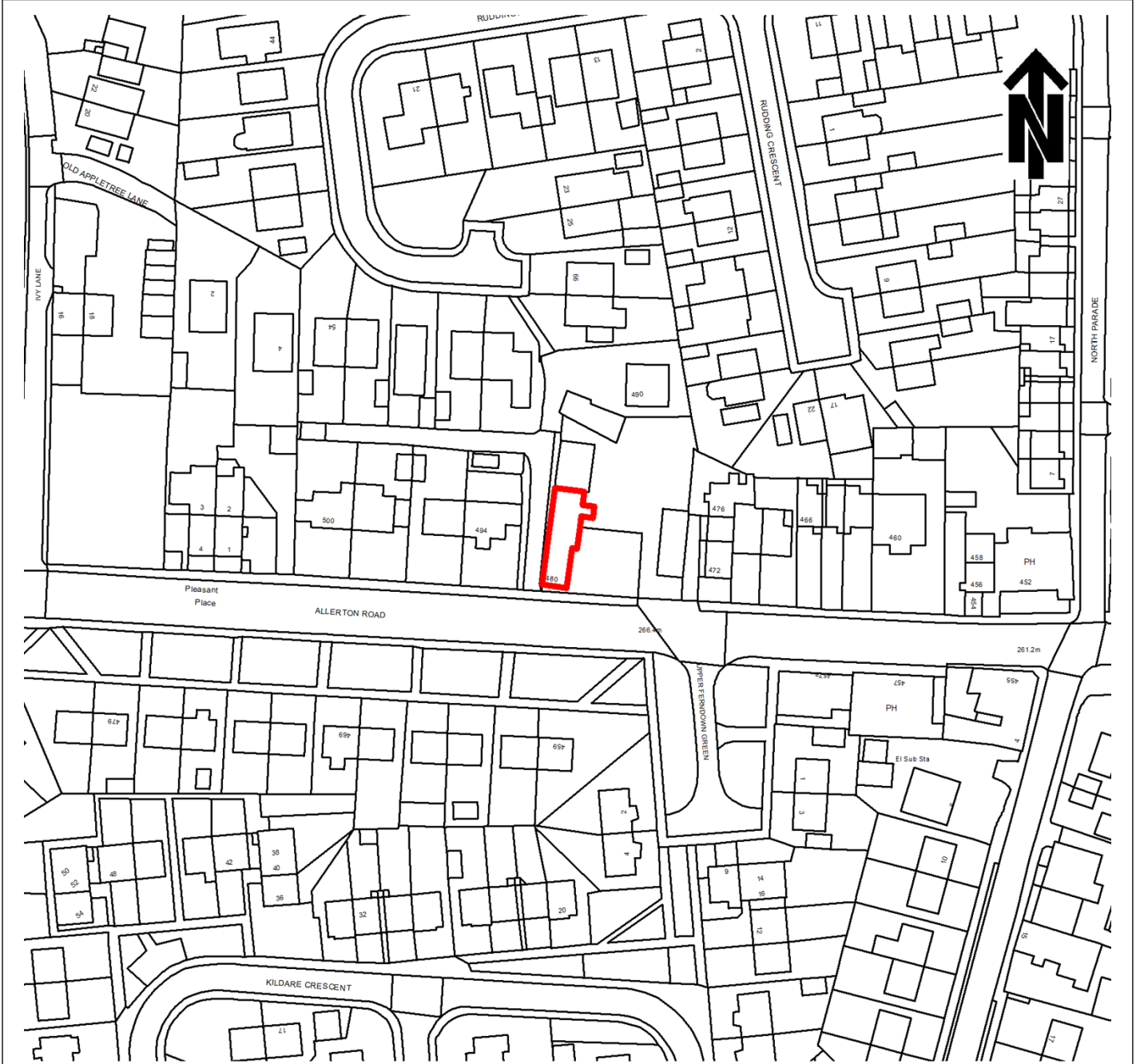
An inspection showed that a rear dormer window had been constructed, for which the Council had no record of planning permission having been granted.

Following a letter to the owner/occupier of the property, retrospective planning application reference 22/00420/HOU for the rear dormer window was refused by the Council in March 2022. An appeal against the Council's decision was dismissed by The Planning Inspectorate in August 2022.

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

On 16 August 2023 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 is detrimental to visual amenity by virtue of its design and appearance, forming an incongruous feature on the building and within the street scene, contrary to Policies DS1 and DS3 of the Council's adopted Core Strategy Development Plan Document, the Council's adopted Householder Supplementary Planning Document and the principles of the National Planning Policy Framework.

21/01140/ENFCOU



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**480 Allerton Road
Bradford
BD15 7DY**

20 September 2023

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

Enforcement Reference:
21/01140/ENFCOU

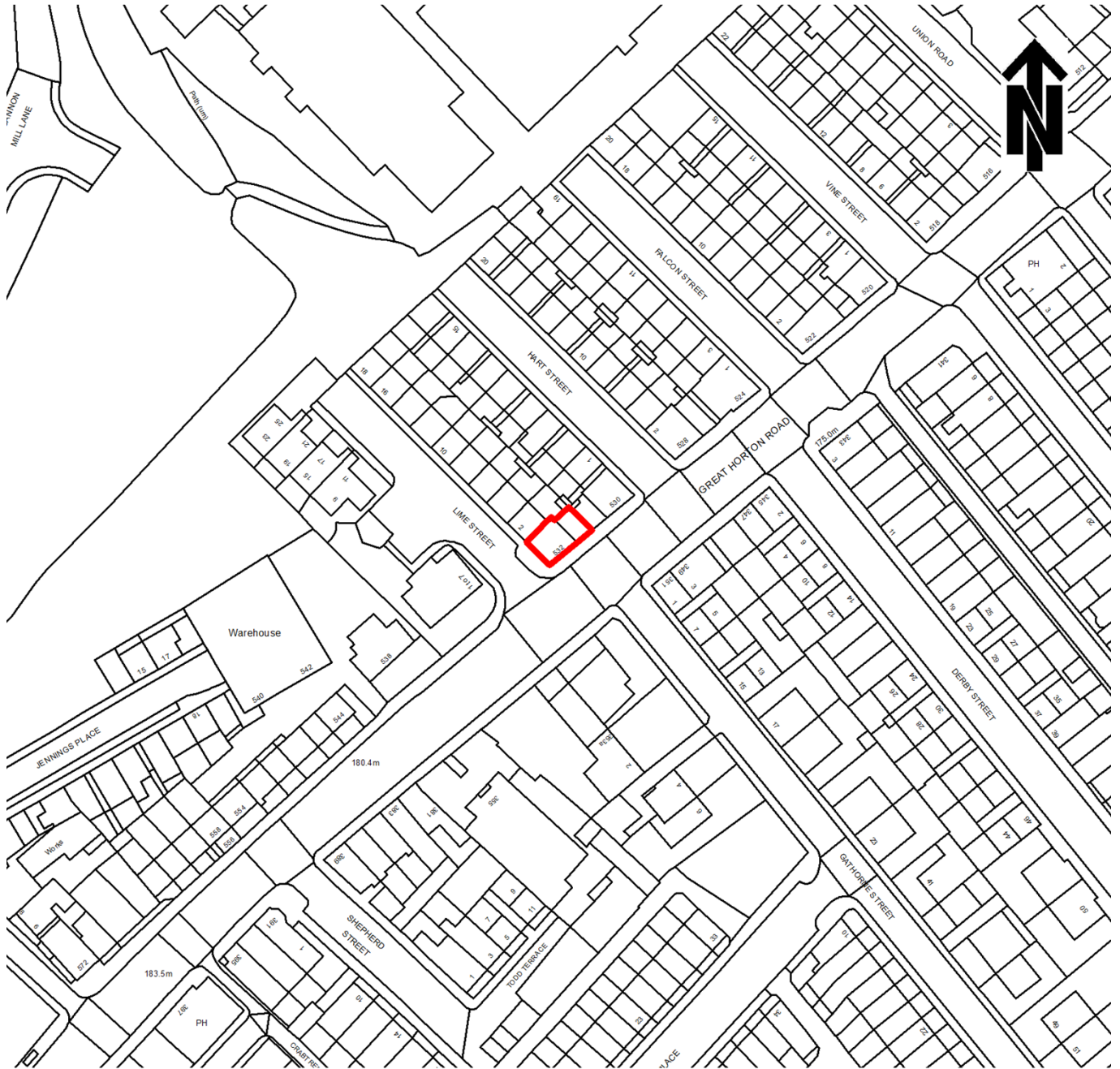
Site Location:
480 Allerton Road Bradford BD15 7DY

Breach of Planning Control:
Unauthorised use as commercial garage for the repair and servicing of motor vehicles

Circumstances:
The unauthorised use was challenged and a retrospective application made which was refused on 2 March 2023. Use has continued and enforcement action is required; a notice was authorised on 7 June 2023 by the Planning Manager (Enforcement and Trees).

Use considered contrary to policies SC9, EN8 and DS1, DS3, DS5, EN4 and TR2 of the Council's Core Strategy Development Plan Document.

19/01145/ENFLBC



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**532 Great Horton Road
Bradford
BD7 3HG**

20 September 2023

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

Enforcement Reference:
19/01145/ENFLBC

Site Location:
532 Great Horton Road Bradford BD7 3HG

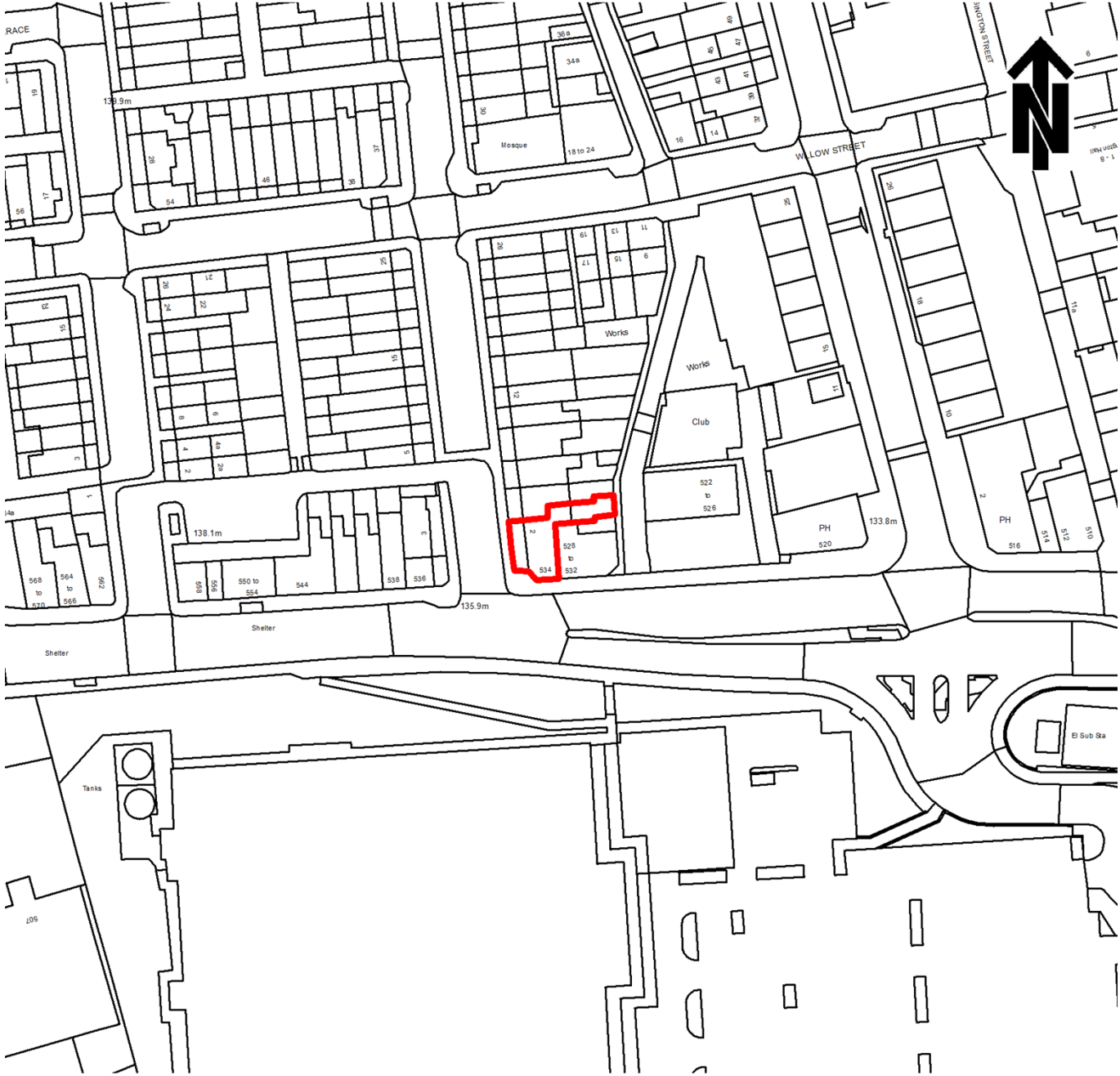
Breach of Planning Control:
Unauthorised externally mounted roller shutters

Circumstances:
In 2019 it was noted that externally mounted roller shutters were installed to the front and side elevations of the shop property, which is a Grade II Listed Building.

The Council has no record of Listed Building Consent or planning permission having been granted for the externally mounted roller shutters and the owner of the property was requested to take action to rectify the breach of planning control.

No action has been taken and on 16 August 2023 the Planning Manager (Enforcement & Trees) authorised the issue of a Listed Building Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised externally mounted roller shutters, shutter box and guide rails are harmful to the character and appearance of the Listed Building by virtue of their design and appearance, contrary to the principles of the National Planning Policy Framework and to Policy EN3 of the Council's adopted Core Strategy Development Plan Document.

22/00008/ENFUNA



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534 Thornton Road
Bradford
BD8 9NB

20 September 2023

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

Enforcement Reference:
22/00008/ENFUNA

Site Location:
534 Thornton Road Bradford BD8 9NB

Breach of Planning Control:

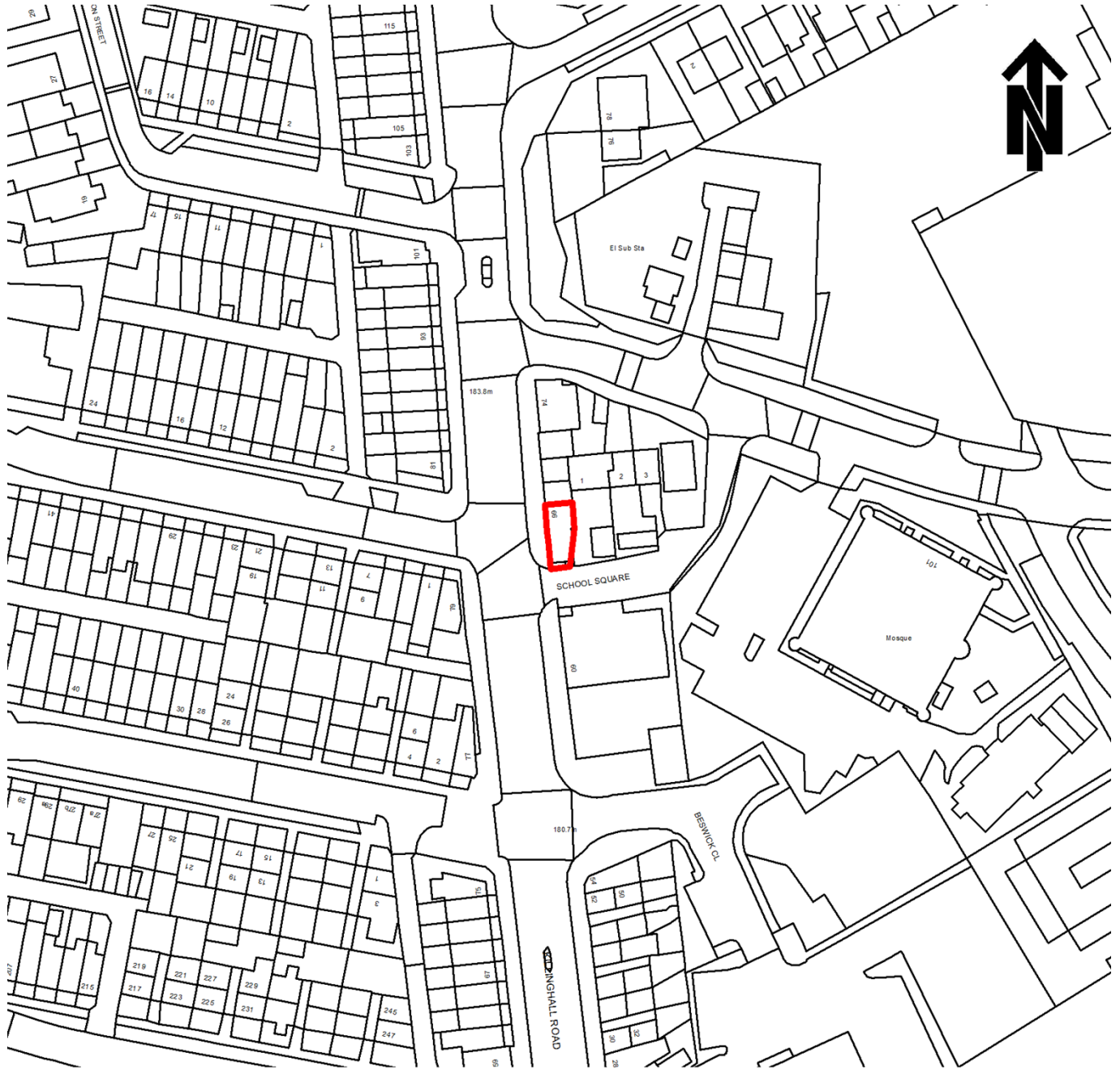
Without planning permission, the installation of two externally mounted roller shutters, shutter boxes and associated guide rails.

Circumstances:

In January 2022 the Council received an enquiry regarding the above alterations to the property. An inspection showed that two externally mounted roller shutters had been installed to the front and side elevation of the property, for which the Council has no record of planning permission having been granted.

On 16 August 2023 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (legal) action as the roller shutters, shutter boxes and associated guide rails obscure the entire frontage of the building when lowered, which results in a significantly dominant and incongruous appearance that is readily apparent in public views. Consequently, the development has a significantly harmful effect on the appearance of the building and the quality of the street scene.

22/00894/ENFUNA



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**66 Killinghall Road
Bradford
BD3 8HN**

20 September 2023

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

Enforcement Reference:
22/00894/ENFUNA

Site Location:
66 Killinghall Road Bradford BD3 8HN

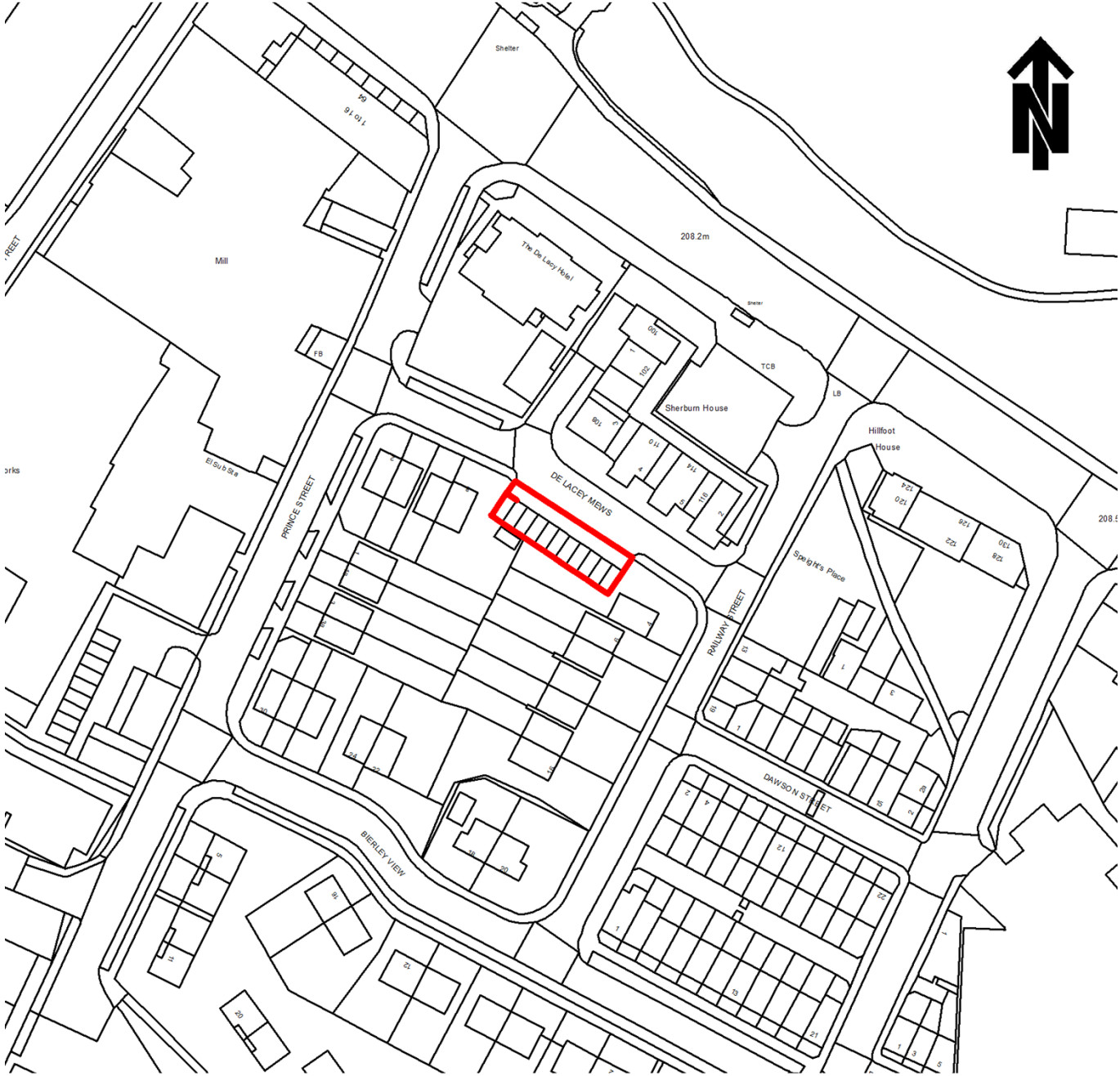
Breach of Planning Control:
Unauthorised externally mounted roller shutters

Circumstances:
An inspection in connection with an older enforcement case relating to this property showed that two additional externally mounted roller shutters had been installed to the front elevation, for which the Council had no record of planning permission having been granted.

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

On 16 August 2023 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, shutter boxes and guide rails 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 and DS3 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.

21/01040/ENFUNA



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**Garage Site
De Lacey Mews
Bradford**

20 September 2023

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

Enforcement Reference:
21/01040/ENFUNA

Site Location:
Garage Site De Lacey Mews Bradford

Breach of Planning Control:
Unauthorised siting of storage containers & erection of fencing and gates

Circumstances:
In October 2021 the Council received an enquiry regarding development works on the land.

An inspection showed that showed that six metal storage containers had been sited on the land and fencing and gates erected along the front boundary, for which the Council had no record of planning permission having been granted.

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

On 4 July 2023, 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 storage containers, solid timber fencing and metal gates are detrimental to visual amenity by virtue of their position, design and appearance, forming incongruous features on the land and within the street scene, 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.

DECISIONS MADE BY THE SECRETARY OF STATE

Appeals Allowed

There are no Appeal Allowed Decisions to report this month

Appeal Dismissed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
M	Wibsey (ward 27)	Land At 837 Manchester Road Bradford BD5 8LT Installation of an illuminated 48-sheet D-Poster (digital) advertisement display - Case No: 22/04004/ADV Appeal Ref: 23/00002/APPAD1
N	Queensbury (ward 20)	Pineberry Inn Brighouse And Denholme Road Queensbury Bradford BD13 1LN Appeal against Enforcement Notice - Case No: 21/00637/ENFCOU Appeal Ref: 23/00006/APPENF

Appeals Upheld

There are no Appeal Upheld Decisions to report this month

Appeals Upheld (Enforcements Only)

There are no Appeal Upheld Decisions to report this month

Appeals Withdrawn

There are no Appeal Withdrawn Decisions to report this month

Appeal Allowed in Part/Part Dismissed

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

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