

Report of the Strategic Director of Place to the meeting of the Area Planning Panel (BRADFORD) to be held on 24 January 2024

H

Summary Statement - Part Two

Miscellaneous Items

	<u>No. of Items</u>
Requests for Enforcement/Prosecution Action	(13)
Decisions made by the Secretary of State - Dismissed	(7)

Richard Hollinson
Assistant Director (Planning, Transportation and Highways)

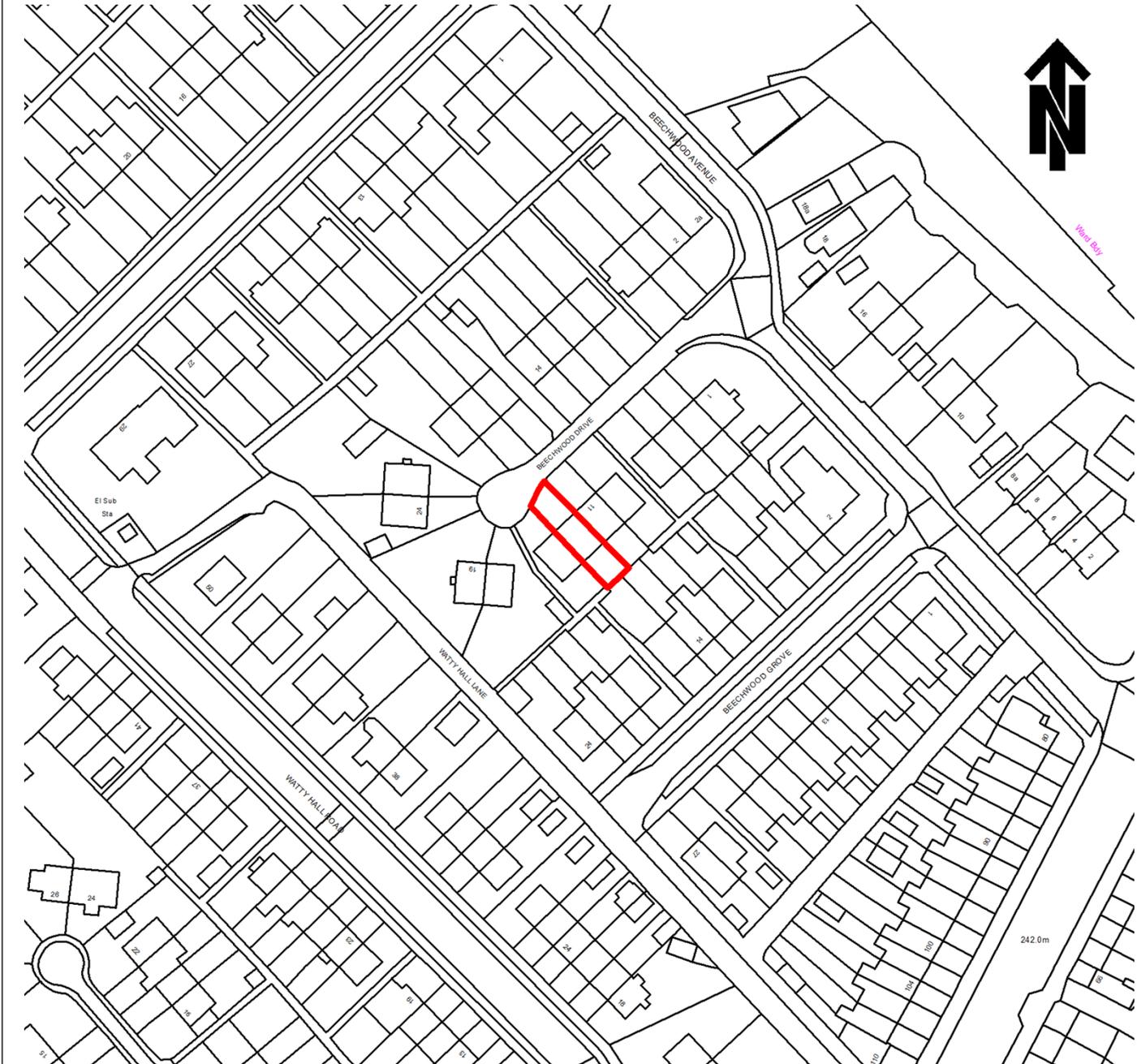
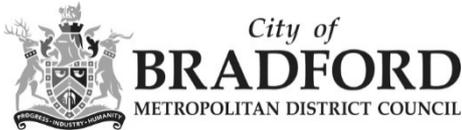
Report Contact: Amin Ibrar
Phone: 01274 434605

Email: amin.ibrar@bradford.gov.uk

Portfolio:
Regeneration, Planning & Transport

Overview & Scrutiny Committee Area:
Regeneration and Environment

22/00720/ENFUNA



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**13 Beechwood Drive
Bradford
BD6 3AG**

24 January 2024

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

Enforcement Reference:
22/00720/ENFUNA

Site Location:
13 Beechwood Drive Bradford West Yorkshire BD6 3AG

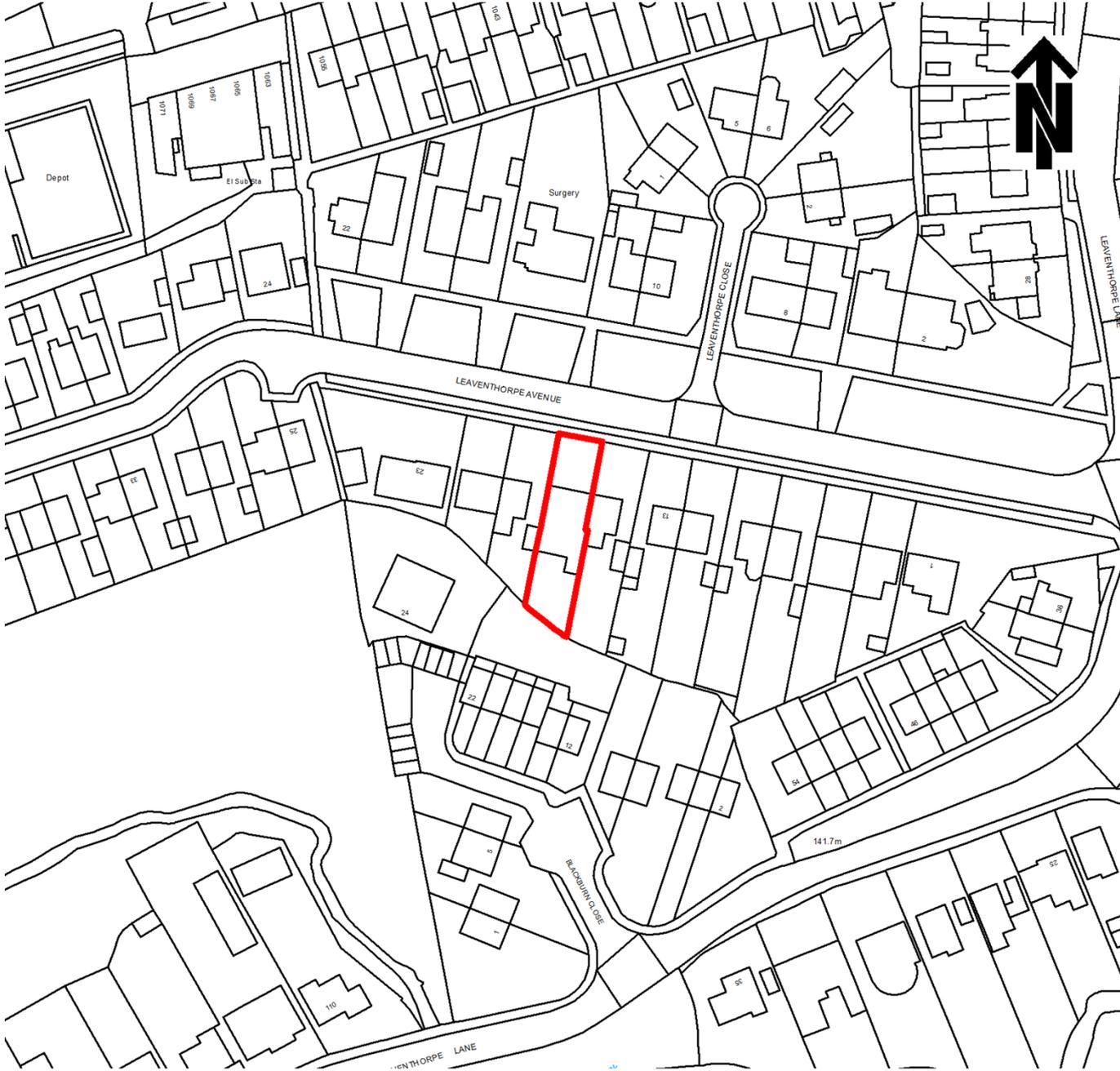
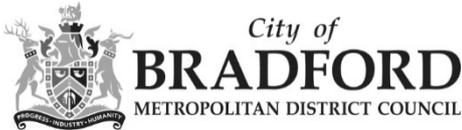
Breach of Planning Control:
Without planning permission, the construction of a raised platform with a fence atop.

Circumstances:
Following a complaint, a site visit revealed the above breach of planning control. Despite requests from the Local Planning Authority, the unauthorised works remain in situ.

The raised platform is elevated substantially above ground level. Due to its height and openness, users of the platform have unrestricted views of most private areas of both adjoining gardens, negatively affecting the residents of adjoining properties to the detriment of residential amenity.

The Planning Manager (Enforcement and Trees) authorised enforcement action on the 21 November 2023 requiring the owner of the property to dismantle the raised platform, fence and all supporting structures and remove all resulting materials from the land.

21/00832/ENFAPP



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**17 Leventhorpe Avenue
Bradford
BD8 0ED**

24 January 2024

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

Enforcement Reference:
21/00832/ENFAPP

Site Location:
17 Leventhorpe Avenue Bradford West Yorkshire BD8 0ED

Breach of Planning Control:

Without planning permission, the construction of a rear conservatory, raised patio area, metal railings and timber fence atop the patio.

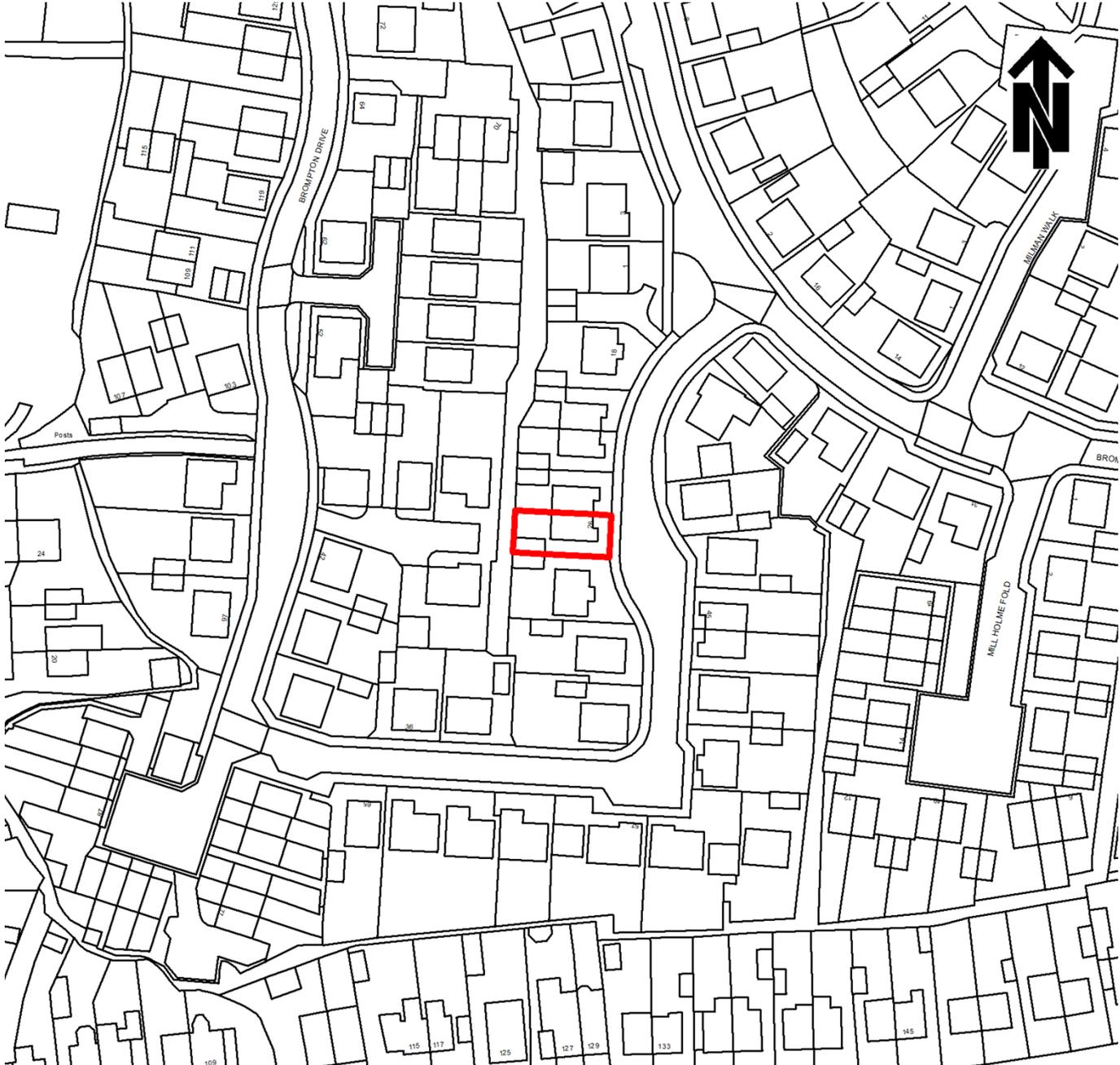
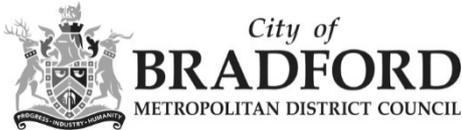
Circumstances:

Following a complaint received in this office in August 2021, a site visit revealed the above breach of planning control. On 21 June 2023 a retrospective planning application for the conservatory and raised platform was submitted to the Local Planning Authority for consideration and determination. On 23 August 2023 planning permission was refused. No appeal to the Planning Inspectorate was submitted and the matter remains unresolved.

It is considered expedient to issue an Enforcement Notice as the excessive projection of the conservatory and patio from the rear elevation of the host building has an adverse impact on the residential amenity of the occupiers of 15 Leventhorpe Avenue by reason of overshadowing and loss of outlook.

The Planning Manager (Enforcement and Trees) authorised Enforcement action on 24 October 2023 requiring the demolition of the conservatory, raised patio area, metal railings and timber fence atop the patio and removal of all resulting materials from the land.

22/00379/ENFUNA



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**26 Brompton Drive
Apperley Bridge
Bradford
BD10 0DQ**

24 January 2024

Item Number: C
Ward: IDLE AND THACKLEY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
22/00379/ENFUNA

Site Location:
26 Brompton Drive Apperley Bridge Bradford West Yorkshire BD10 0DQ

Breach of Planning Control:
Unauthorised rear dormer window.

Circumstances:
In May 2022 the Council received enquiries 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.

Retrospective planning application reference 23/01990/HOU for the rear dormer window was refused by the Council in July 2023. No appeal was made against the Council's decision.

No action has been taken to rectify the breach of planning control and on 29 November 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.

22/00815/ENFUNA



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**28 Harlow Road
Bradford
BD7 2HS**

24 January 2024

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

Enforcement Reference:
22/00815/ENFUNA

Site Location:
28 Harlow Road Bradford West Yorkshire BD7 2HS

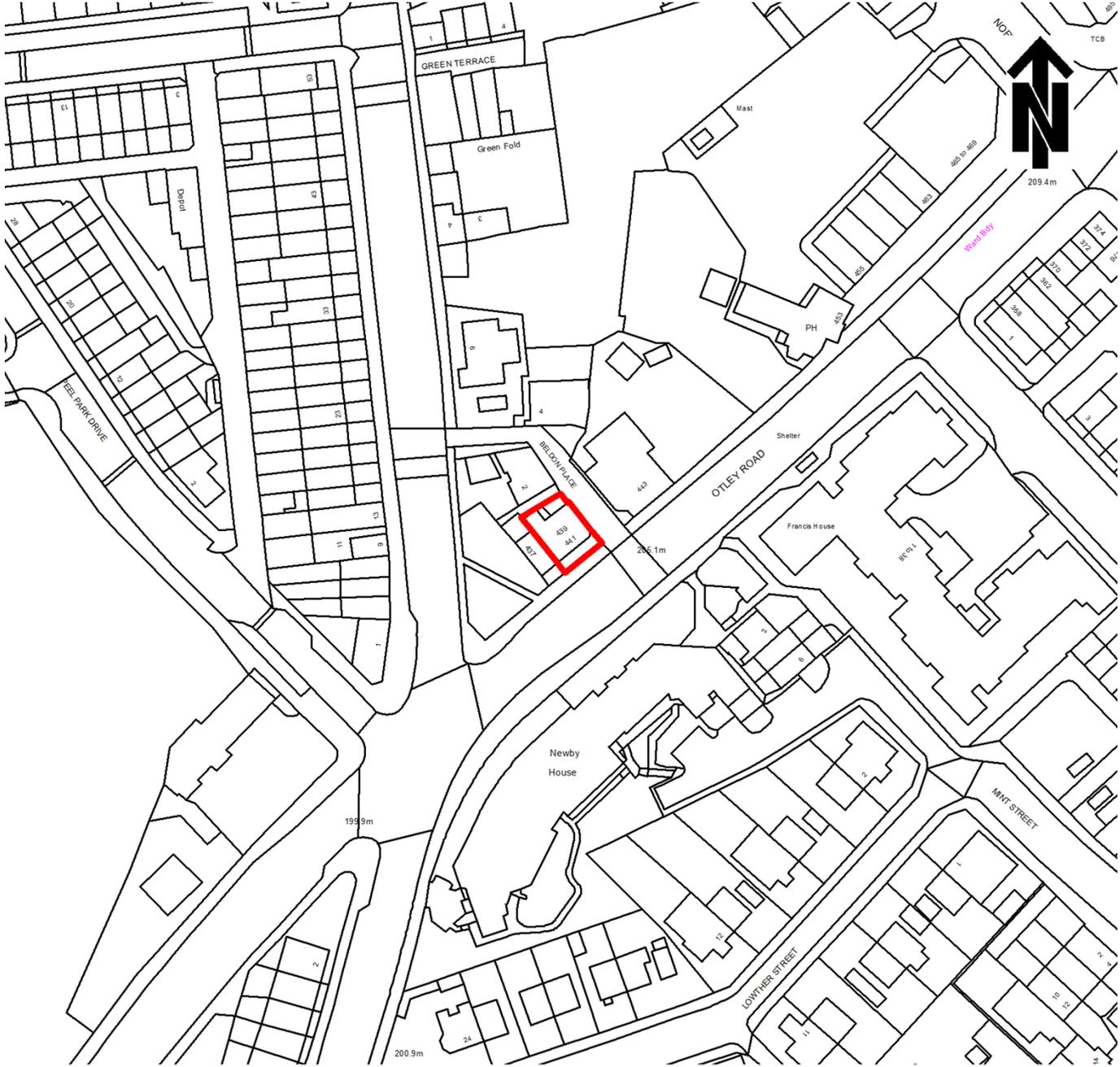
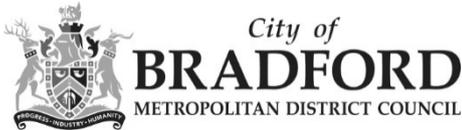
Breach of Planning Control:
Without planning permission, the construction of a timber built single storey rear extension.

Circumstances:
The Local Planning Authority has received enquiries regarding the above development. Despite a request from the local planning authority the matter remains unresolved.

It is considered expedient to issue an Enforcement Notice because the rear extension is excessive in scale, is poorly designed and it introduces a dominant and strident feature that is detrimental to the appearance of the parent building and street scene.

The Planning Manager (Enforcement and Trees) authorised enforcement action on 24 October 2023 requiring the demolition of the timber extension and removal of all materials from the land.

22/00491/ENFUNA



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**439 - 441 Otley Road
Bradford
BD2 4QF**

24 January 2024

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

Enforcement Reference:
22/00491/ENFUNA

Site Location:
439 - 441 Otley Road Bradford West Yorkshire BD2 4QF

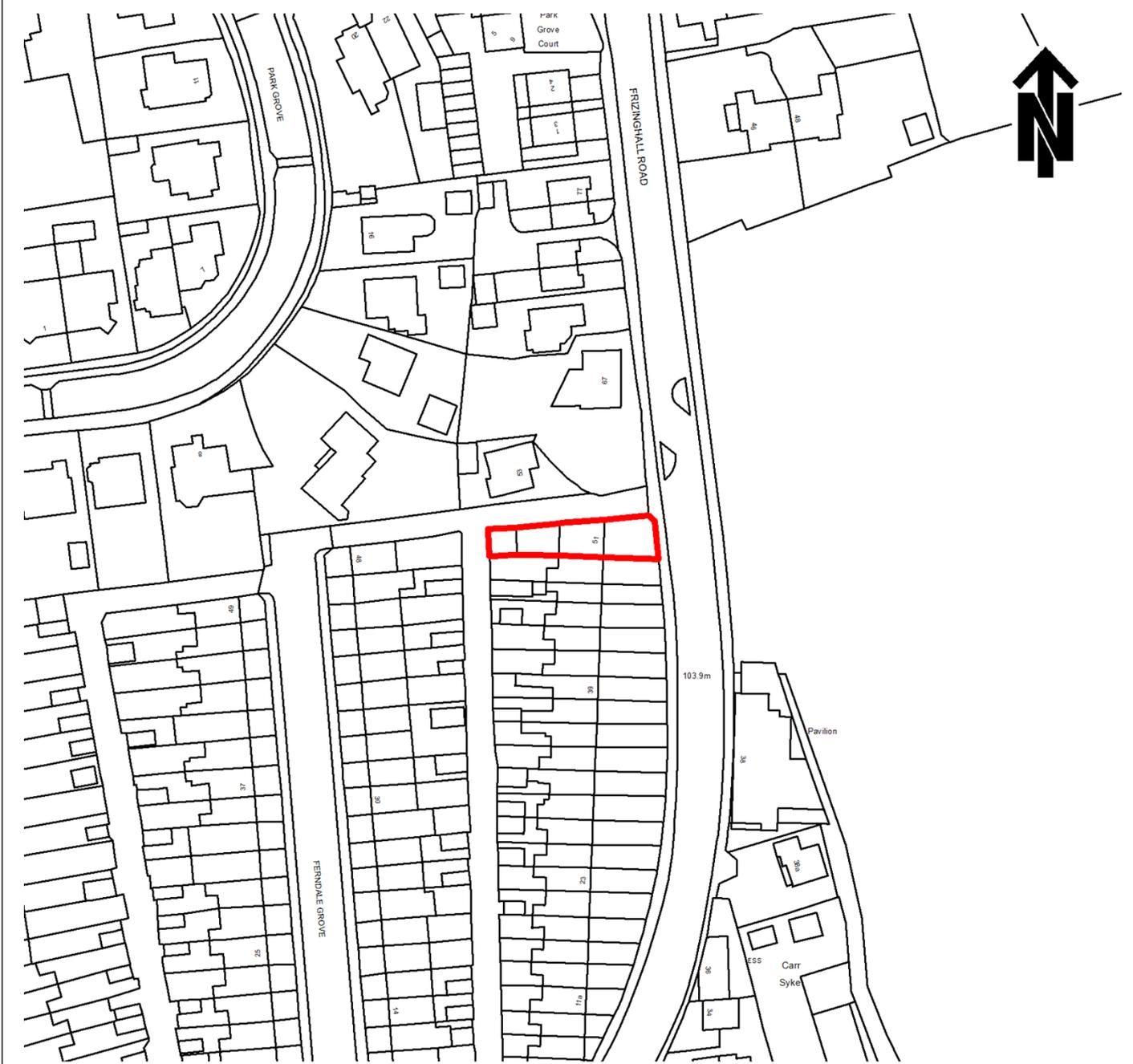
Breach of Planning Control:
Unauthorised timber cladding to front elevation.

Circumstances:
In May 2022 it was noted that timber cladding had been installed to the front elevation of the restaurant premises, 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 31 October 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 timber cladding is detrimental to visual amenity by virtue of its position 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 and the principles of the National Planning Policy Framework.

22/00404/ENFAPP



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**51 Frizinghall Road
Bradford
BD9 4LA**

24 January 2024

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

Enforcement Reference:
22/00404/ENFAPP

Site Location:
51 Frizinghall Road Bradford West Yorkshire BD9 4LA

Breach of Planning Control:
Unauthorised rear dormer window and single storey rear extension.

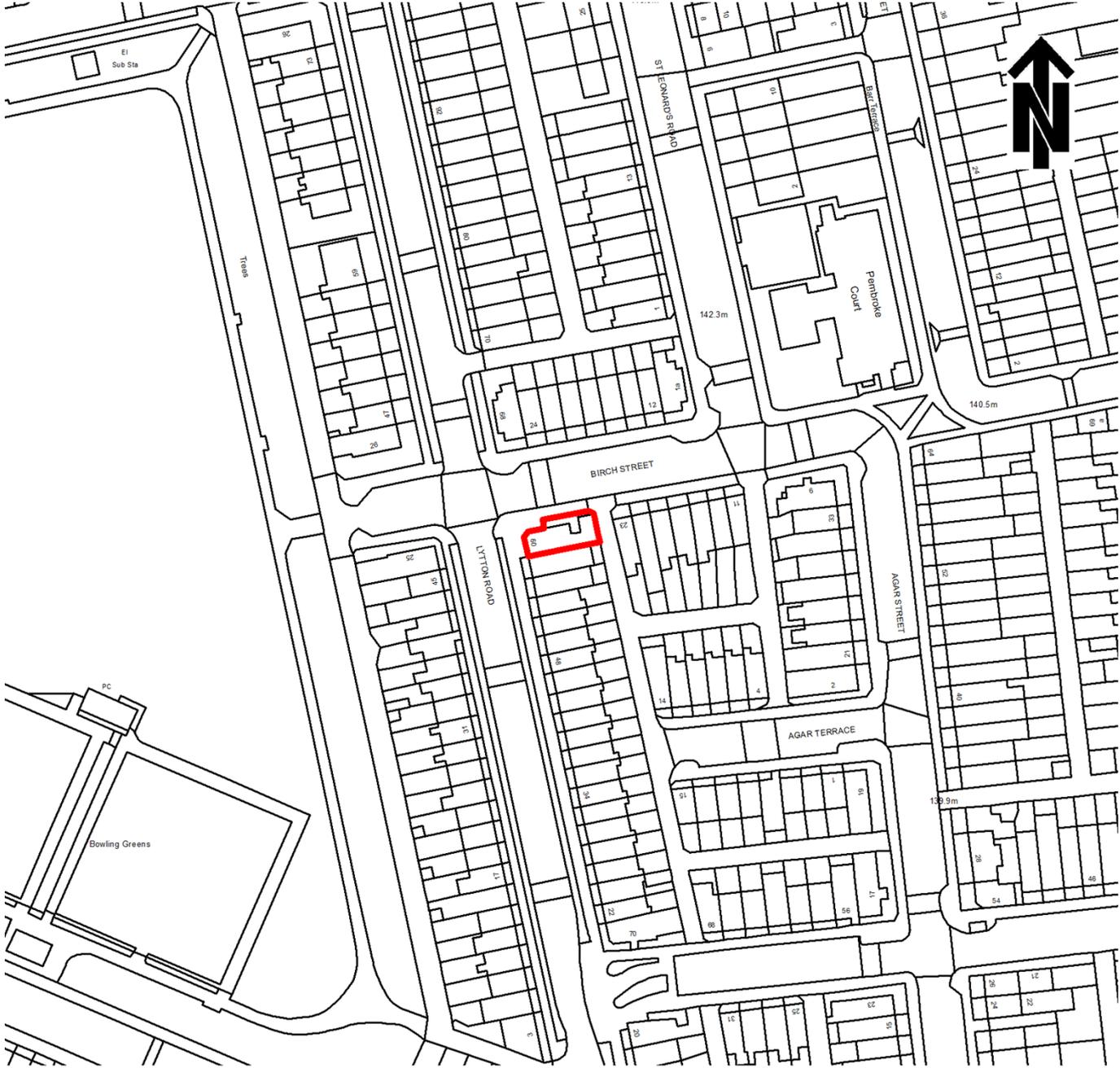
Circumstances:
In June 2022 the Council received an enquiry regarding development works at the property.

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

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

On 6 December 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 and single storey rear extension 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.

21/00841/ENFUNA



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**60 Lytton Road
Bradford
BD8 9ST**

24 January 2024

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

Enforcement Reference:
21/00841/ENFUNA

Site Location:
60 Lytton Road Bradford West Yorkshire BD8 9ST

Breach of Planning Control:
Unauthorised single storey structure.

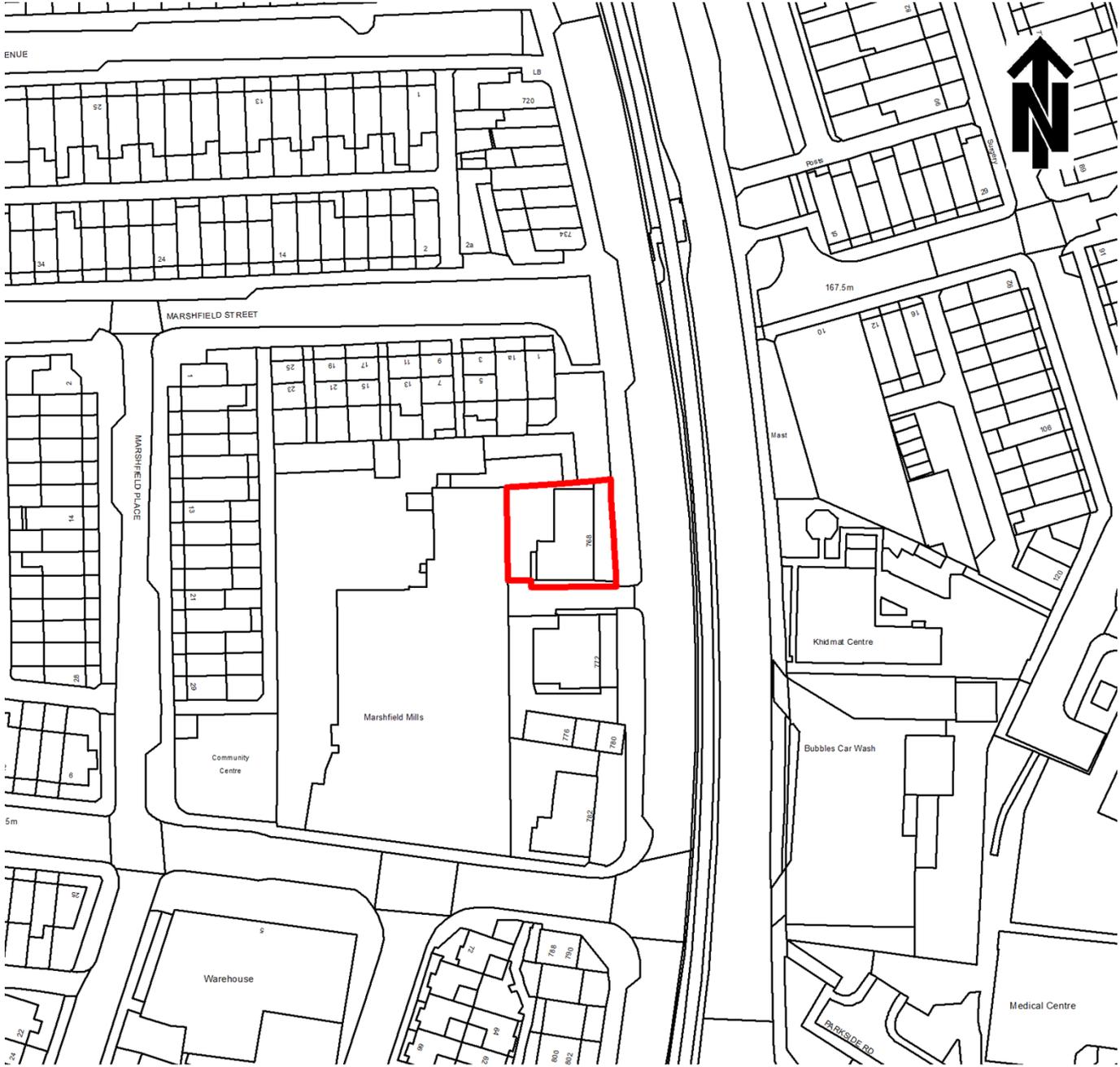
Circumstances:
In August 2021 the Council received an enquiry regarding development works at the property.

An inspection showed that a single storey attached structure had been erected with the curtilage 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 12 December 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 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.

21/00734/ENFUNA



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**770 Manchester Road
Bradford
BD5 7QR**

24 January 2024

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

Enforcement Reference:
21/00734/ENFUNA

Site Location:
770 Manchester Road Bradford West Yorkshire BD5 7QR

Breach of Planning Control:

Without planning permission, the installation of four externally mounted roller shutters, shutter boxes and associated guide rails on the front elevation of the premises.

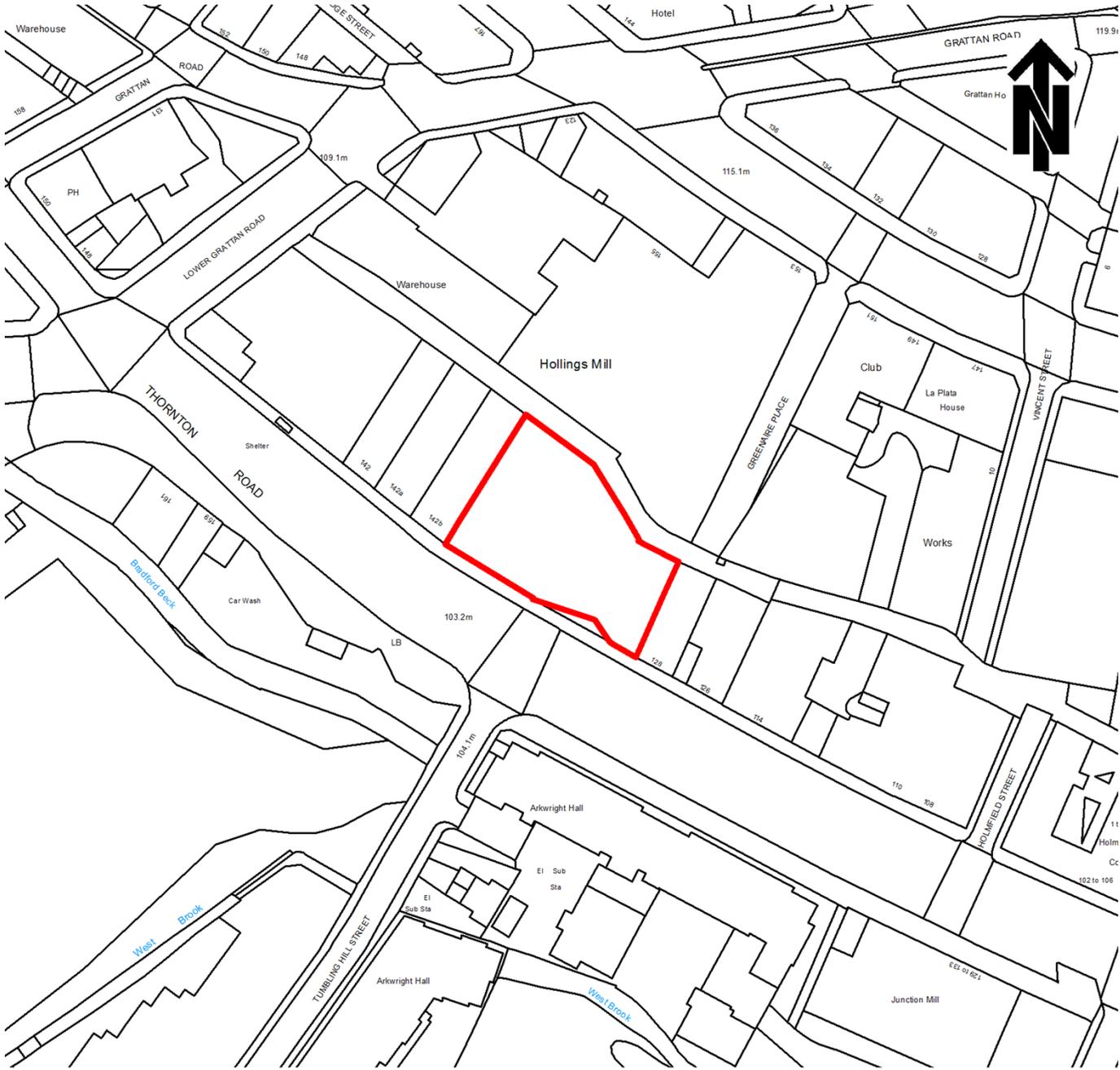
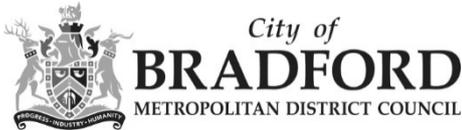
Circumstances:

Following an enquiry received in this office on 13 July 2021, a site visit revealed the above breach of planning control. Despite a request from the Local Planning Authority, the breach of planning control has not been rectified.

It is considered expedient to issue an Enforcement Notice 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.

The Planning Manager (Enforcement and Trees) authorised enforcement action on 24 October 2024 requiring the removal of the four unauthorised externally mounted roller shutters, shutter boxes, associated guide rails and remove all materials from the land.

22/00196/ENFCOU



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**Former 138 To 140 Thornton Road
Bradford
BD1 2DX**

24 January 2024

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

Enforcement Reference:
22/00196/ENFCOU

Site Location:
Former 138 To 140 Thornton Road Bradford West Yorkshire BD1 2DX

Breach of Planning Control:
Unauthorised single storey structures and freestanding screen structure.

Circumstances:
In April 2022 the Council received enquiries regarding development works on the land, which stands within the Goitside Conservation Area.

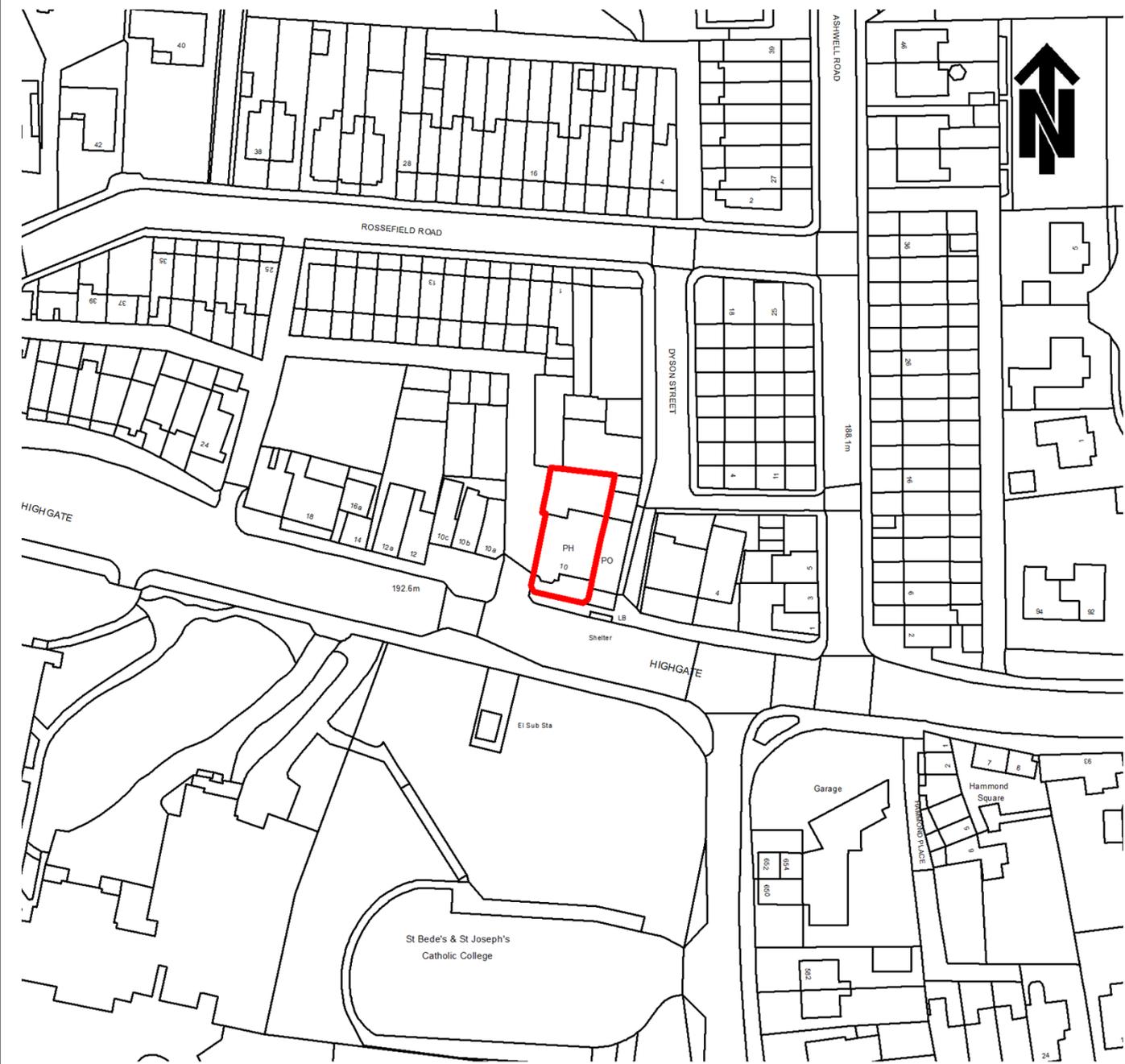
An inspection showed that structures had been erected on the land, for which the Council had no record of planning permission having been granted.

A number of retrospective planning applications have since been submitted in respect of the works on the land, however planning permission has not been granted.

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

On 8 November 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 structures and the freestanding screen structure are detrimental to visual amenity by virtue of their position, design and appearance, forming incongruous features on the land and within the Goitside 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.

22/00276/ENFUNA



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Former Kings Tavern
10 Highgate
Bradford BD9 4BB

24 January 2024

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

Enforcement Reference:
22/00276/ENFUNA

Site Location:
Former Kings Tavern 10 Highgate Bradford West Yorkshire BD9 4BB

Breach of Planning Control:
Unauthorised first floor roof structure.

Circumstances:
In April 2022 the Council received an enquiry regarding alterations to the former public house property.

An inspection showed that a timber framed roof structure had been attached to the rear elevation of the property at first floor level, for which the Council had no record of planning permission having been granted.

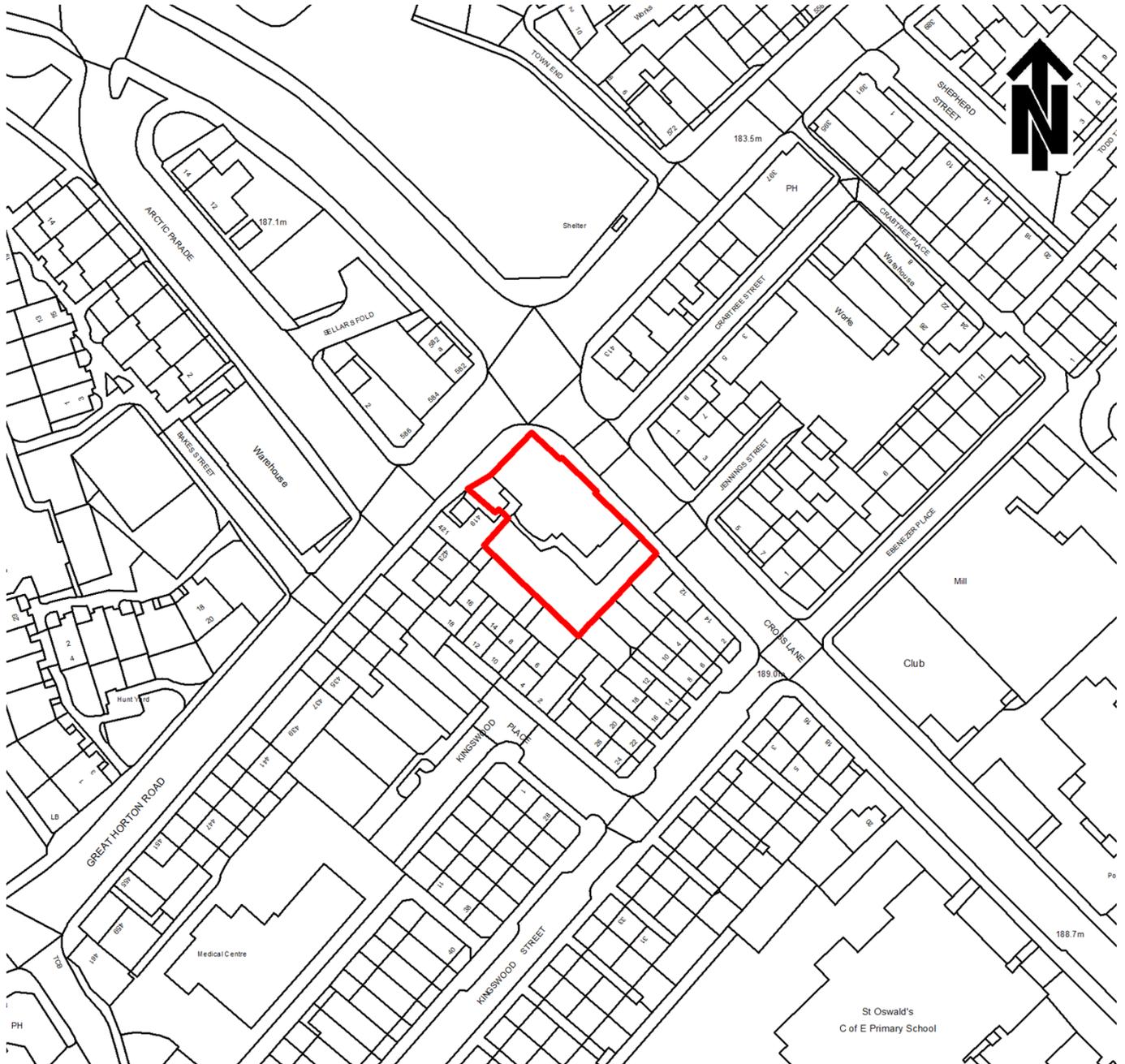
The owner of the property has been requested to rectify the breach of planning control, however no action has been taken.

On 6 November 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 timber framed roof structure and supporting posts are detrimental to visual amenity by virtue of their position, design and appearance, forming incongruous features on the building, 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.

19/00851/ENFLBC



City of
BRADFORD
METROPOLITAN DISTRICT COUNCIL



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Great Horton Library
Cross Lane Great Horton
Bradford BD7 3JT

24 January 2024

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

Enforcement Reference:
19/00851/ENFLBC

Site Location:
Great Horton Library Cross Lane Great Horton Bradford West Yorkshire BD7 3JT

Breach of Planning Control:
Unauthorised advertisements.

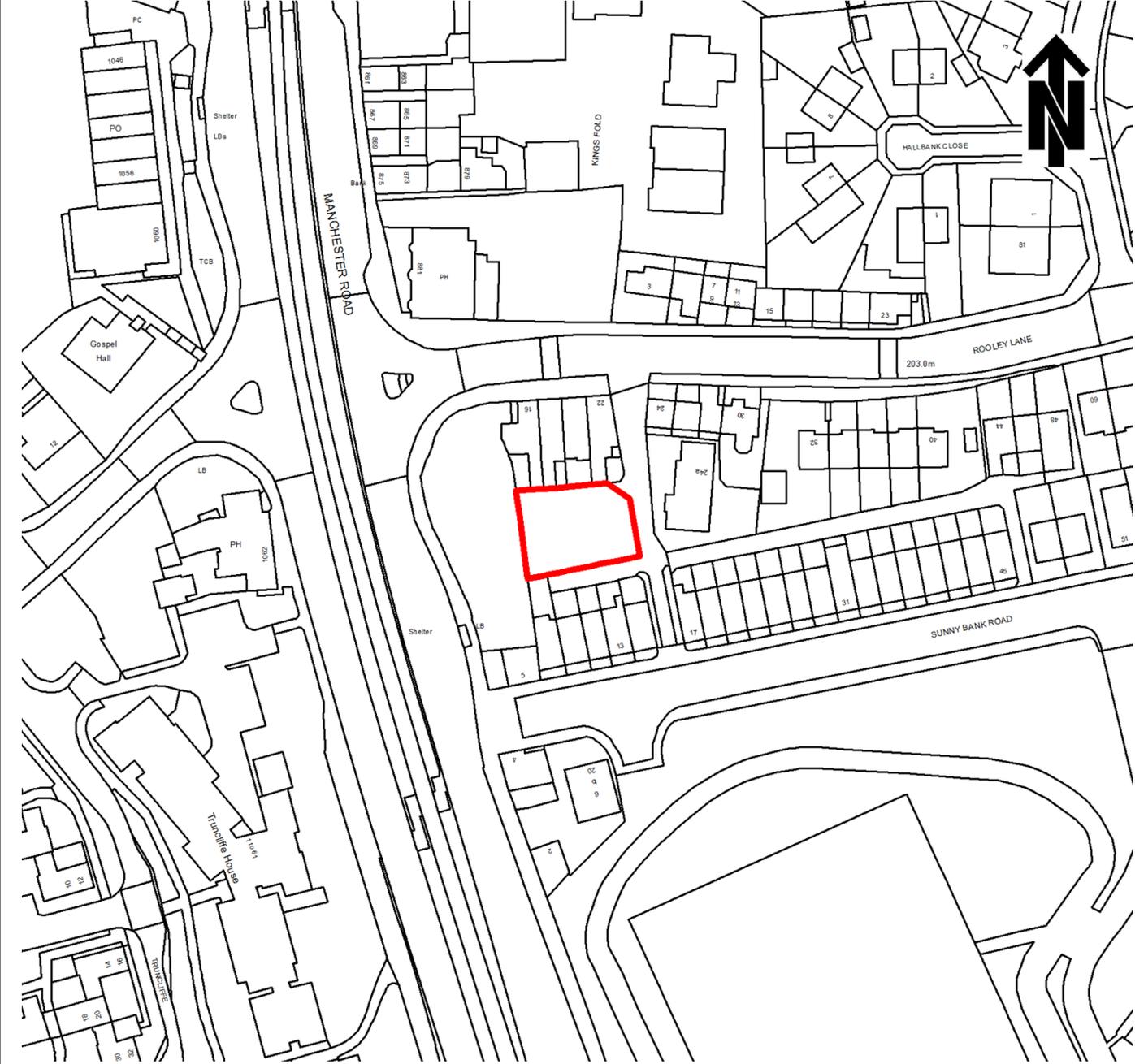
Circumstances:
In October 2021 it was noted that a number of banner type advertisements were being displayed on the former library property, which is a Grade II Listed Building.

The Council had no record of Listed Building Consent having been granted for the advertisements and the owner of the property was requested to take action to rectify the breach of planning control.

Listed Building Consent application reference 22/04673/LBC was refused by the Council in February 2023. No appeal was made against the Council's decision and no action has been taken to rectify the breach of planning control.

On 6 November 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 advertisements form incongruous features on the Listed Building and are detrimental to the appearance and character of the building by virtue of their position, 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.

22/00413/ENFUNA



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Land At Rooley Lane
Bradford
West Yorkshire

24 January 2024

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

Enforcement Reference:
22/00413/ENFUNA

Site Location:
Land At Grid Ref 415812 430201 Rooley Lane Bradford West Yorkshire

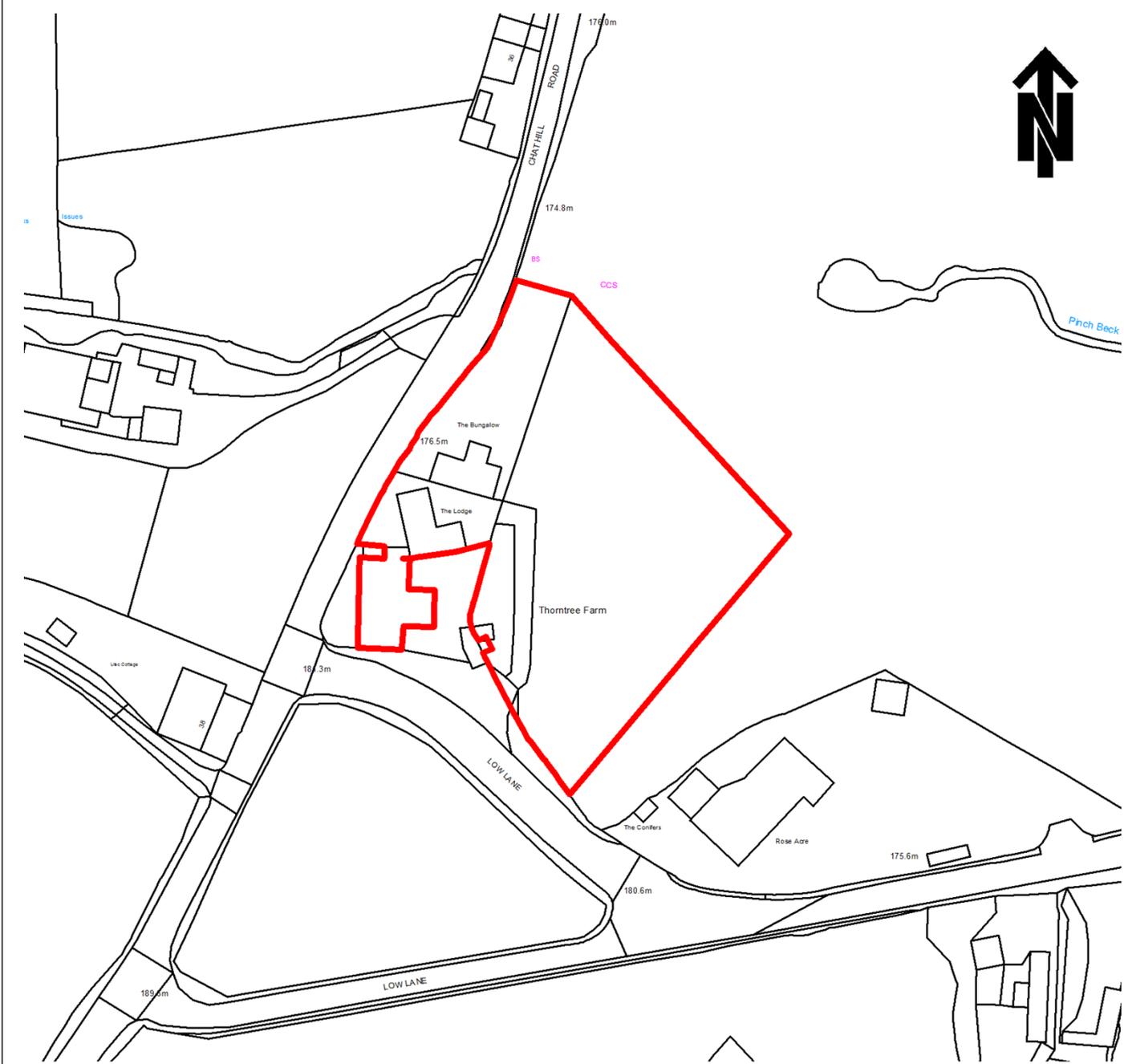
Breach of Planning Control:
Without planning permission, the material change of use of vacant land to a car sales and car storage use and the unauthorised construction of a building.

Circumstances:
Following complaints received, a site visit revealed the above breach of planning control. Despite requests from the Local Planning Authority, the matter remains unresolved.

The coming and going of vehicles in connection with the unauthorised use results in noise and general disturbance in a residential area to the detriment of the amenity of occupiers of the surrounding residential properties. Additionally, the building has a commercial appearance which is at odds with the residential setting in which it is located. The building introduces a strident feature to the street scene to the detriment of the local environment.

The Planning Manager (Enforcement and Trees) authorised enforcement action on 5 December 2023 requiring the owner of the property to cease the unauthorised material change of use of the land for car sales and car storage use and remove all motor vehicles and equipment brought onto the premises in connection with such use; and demolish the building and remove all materials from the land.

22/00071/ENFUNA



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**Land At Thorn Tree Farm
Low Lane Clayton
Bradford**

24 January 2024

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

Enforcement Reference:
22/00071/ENFUNA

Site Location:
Land At Thorn Tree Farm Low Lane Clayton Bradford West Yorkshire

Breach of Planning Control:
Unauthorised use of land for the storage of motor vehicles.

Circumstances:
It was established that the land was being used for the unauthorised storage of motor vehicles. The unauthorised use has been challenged and no application submitted. The unauthorised use continues.

The Planning Manager (Enforcement and Trees) authorised an enforcement notice on 6 November 2023 as the unauthorised use is detrimental to the amenity of the area and contrary to policies SC9, EN3, EN4, DS5, EN4 of the Council's Core Strategy Development Plan Document and The National Planning Policy Framework (Section 13, Protecting Green Belt Land) paragraphs 137 and 138 and 147, 148 and 150.

DECISIONS MADE BY THE SECRETARY OF STATE

Appeals Allowed

There are no Appeal Allowed Decisions to report this month

Appeal Dismissed

<u>ITEM</u>	<u>WARD</u>	<u>LOCATION</u>
N	Queensbury (ward 20)	114 West End Queensbury Bradford BD13 2ES Single storey conservatory to front - Case No: 23/02718/HOU Appeal Ref: 23/00071/APPHOU
O	Queensbury (ward 20)	34 Moor Close Lane Queensbury Bradford BD13 2BP Garden room - Case No: 23/01860/HOU Appeal Ref: 23/00063/APPHOU
P	Bolton And Undercliffe (ward 04)	49 Kingsdale Crescent Bradford BD2 4DR Platform and fencing (retrospective) - Case No: 23/01605/HOU Appeal Ref: 23/00048/APPHOU
Q	Clayton And Fairweather Green (ward 08)	5 Bull Royd Avenue Bradford BD8 0AX Construction of single storey rear extension of the following dimensions: Depth of proposed extension from rear wall of original dwellinghouse: 5.00 Maximum height of proposed extension: 3.70 Height to eaves of proposed extension: 2.50 - Case No: 23/01618/PNH Appeal Ref: 23/00054/APPNH1

R	Queensbury (ward 20)	74 Moor Close Road Queensbury Bradford BD13 2EB Garden room - Case No: 23/01960/HOU Appeal Ref: 23/00062/APPHOU
S	Tong (ward 25)	Springfield Cottage 66 Tong Lane Tong Bradford BD4 0RX Outline permission for the construction of detached bungalow on existing residential garden, with all matters reserved - Case No: 23/01274/OUT Appeal Ref: 23/00065/APPOU2
T	Manningham (ward 19)	Wynsors World Of Shoes 339 Thornton Road Bradford BD8 9ER Replacement of existing freestanding double sided illuminated pole mounted signage with double sided freestanding digital displays in back to back formation each measuring 6 x 3 metres - Case No: 23/02015/ADV Appeal Ref: 23/00050/APPAD1

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