

Report of the Strategic Director of Regeneration to the meeting of the Area Planning Panel (BRADFORD) to be held on 16 December 2015

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Summary Statement - Part Two

Miscellaneous Items

	<u>No. of Items</u>
Requests for Enforcement/Prosecution Action (page 68)	(12)
Decisions made by the Secretary of State – Allowed (page 92)	(4)
Decisions made by the Secretary of State – Dismissed (page 92)	(9)

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Portfolio:
Housing, Planning & Transport

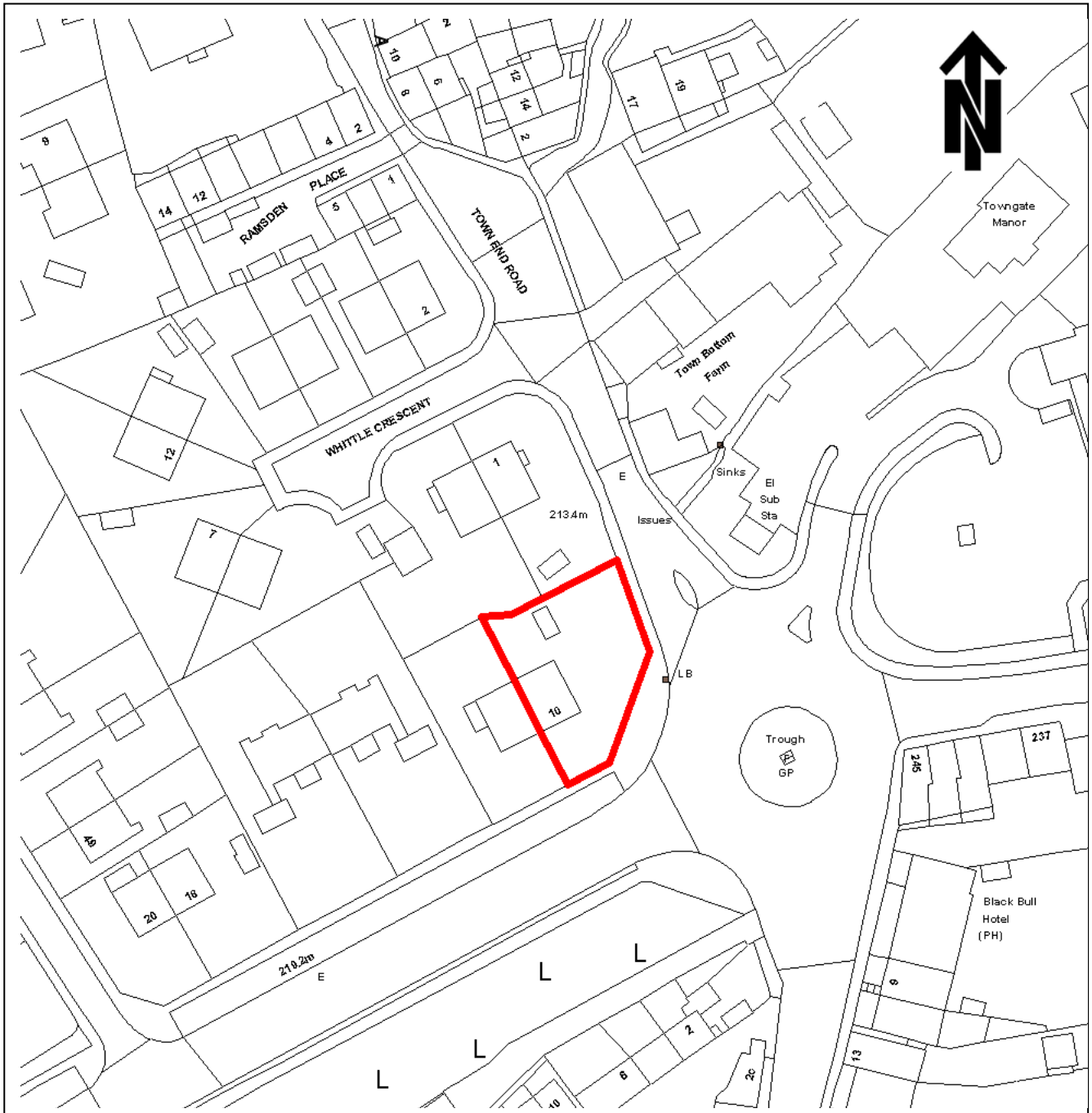
Overview & Scrutiny Committee Area:
Regeneration and Economy



Area Planning Panel (Bradford)

14/00987/ENFAPP

16 December 2015



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<p>ITEM NO. : 10</p>	<p>LOCATION: 10 The Avenue Clayton Bradford</p>
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16 December 2015

Item Number: 10
Ward: CLAYTON AND FAIRWEATHER GREEN
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
14/00987/ENFAPP

Site Location:
10 The Avenue, Clayton, Bradford, BD14 6RW

Breach of Planning Control:
Construction of two outbuildings to side and front of property.

Circumstances:
It was brought to the attention of the Local Planning Authority that the occupier of the above property had constructed two new outbuildings for which planning permission had not been obtained. A retrospective application was submitted for consideration however was refused and a subsequent appeal dismissed.

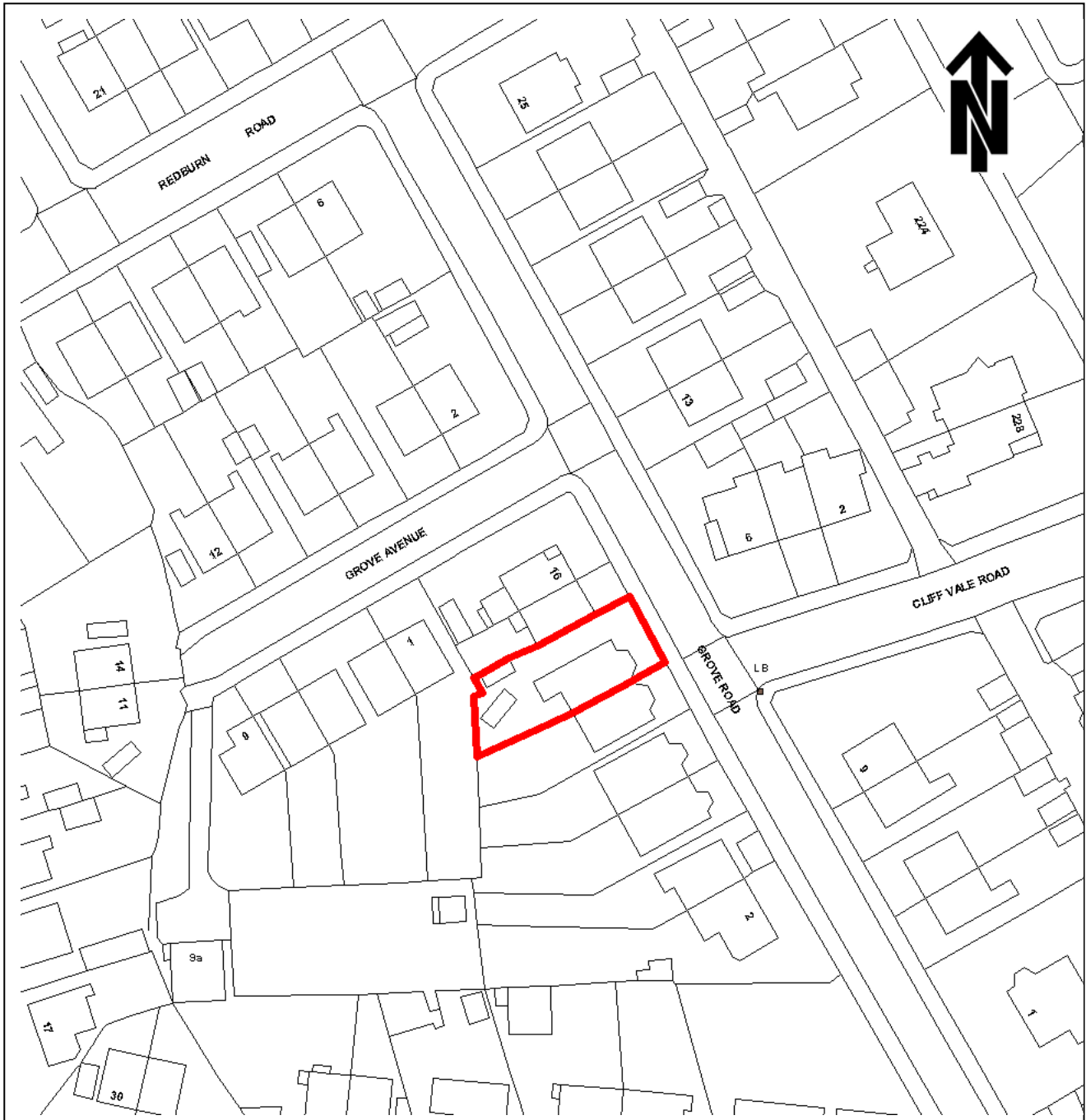
The unauthorised outbuildings due to the use of inappropriate materials, poor design, scale and prominent location are considered to be significantly detrimental to the visual amenity, character and appearance of the existing property and wider designated Clayton Conservation Area.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 10 November 2015.

Area Planning Panel (Bradford)

14/00730/ENFAPP

16 December 2015



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ITEM NO. : 11	LOCATION: 12 Grove Road Shipley
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16 December 2015

Item Number: 11
Ward: HEATON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
14/00730/ENFAPP

Site Location:
12 Grove Road, Shipley, BD18 3BQ

Breach of Planning Control:
Construction of detached outbuilding.

Circumstances:

It was brought to the attention of the Local Planning Authority that the occupier of the above property had constructed a new detached outbuilding for which planning permission had not been obtained. A retrospective application was submitted for consideration, however was refused and a subsequent appeal dismissed.

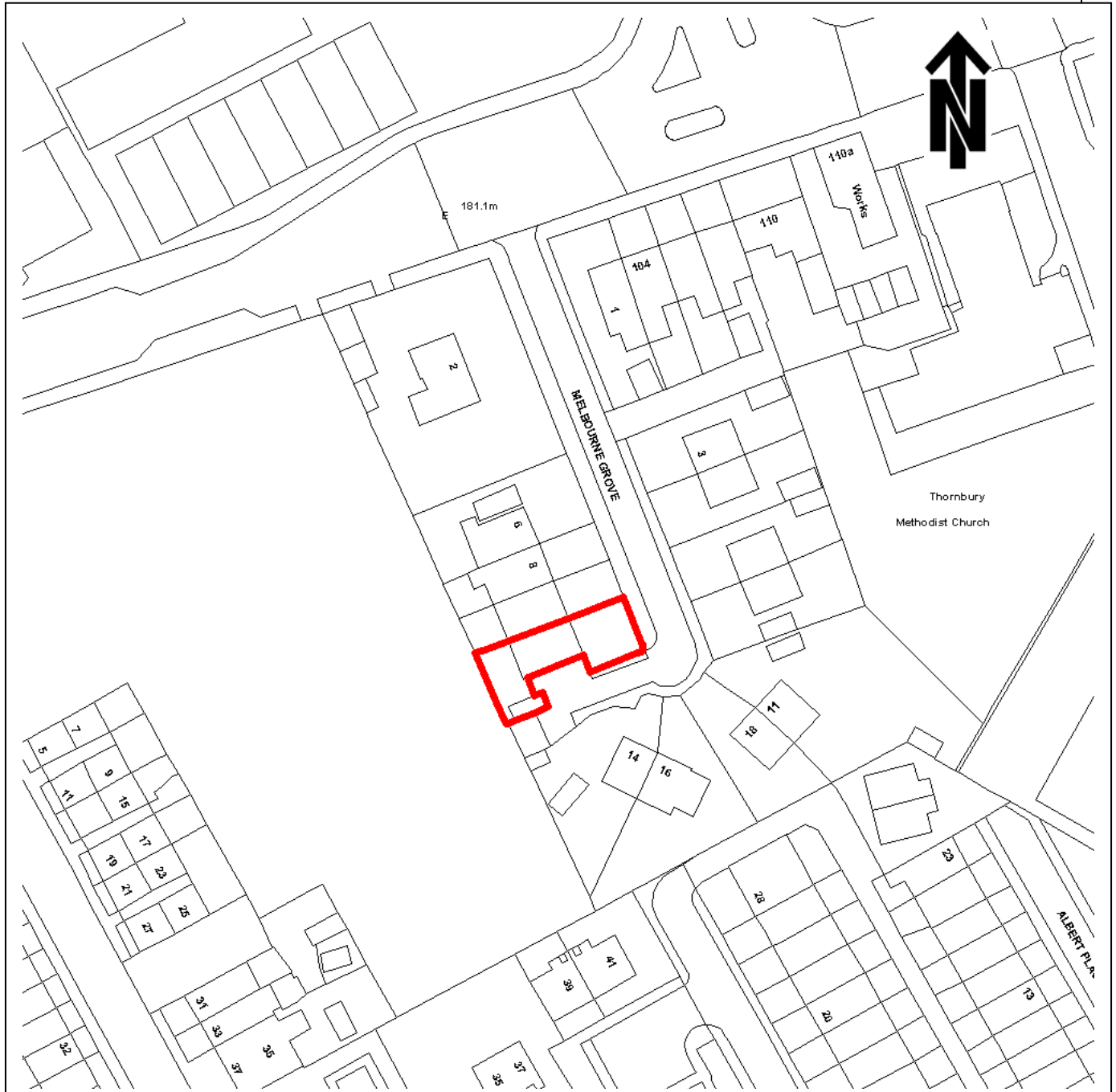
The unauthorised outbuilding is contrary to the Council's Householder Supplement Planning Document, Policies UDP3, UR3 BH7 and D1 of the Replacement Unitary Development Plan and the National Planning Policy Framework.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 18 November 2015.

Area Planning Panel (Bradford)

14/01118/ENFUNA

16 December 2015



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ITEM NO. : 12	LOCATION: 12 Melbourne Grove Bradford
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16 December 2015

Item Number: 12
Ward: BRADFORD MOOR
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
14/01118/ENFUNA

Site Location:
12 Melbourne Grove, Bradford, BD3 8JT

Breach of Planning Control:
Unauthorised single storey front extension.

Circumstances:
In December 2014 the Local Planning Authority received enquiries regarding an extension to the property.

An inspection was made and it was noted that a single storey front extension had been constructed, for which planning permission had not been granted.

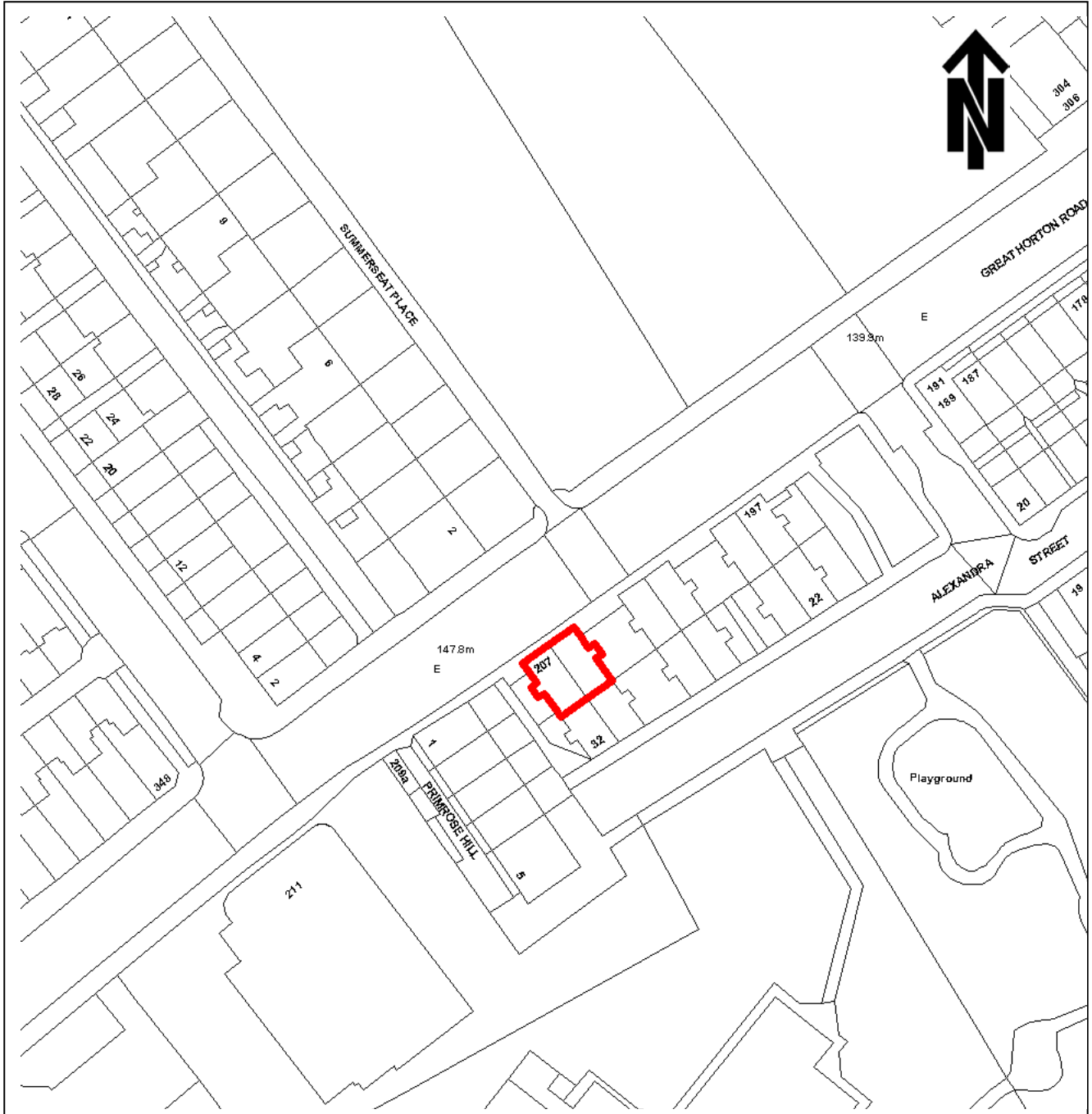
The owner/occupier of the property was requested to take action to rectify the breach of planning control. Retrospective planning application 15/03030/HOU for the single storey front extension was refused by the Council in September 2015.

The unauthorised single storey front extension remains in place and on 10th November 2015 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 front extension is detrimental to visual amenity by virtue of its design and appearance, contrary to Policies D1, UR3 and UDP3 of the Council's adopted Replacement Unitary Development Plan and the Council's adopted Householder Supplementary Planning Document.

Area Planning Panel (Bradford)

15/00718/ENFUNA

16 December 2015



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ITEM NO. : 13	LOCATION: 205 - 207 Great Horton Road Bradford
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16 December 2015

Item Number: 13
Ward: CITY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/00718/ENFUNA

Site Location:
205-207 Great Horton Road, Bradford, BD7 1RP

Breach of Planning Control:
Unauthorised roller shutters.

Circumstances:
In July 2015 it was noted that three externally mounted roller shutters had been installed to the front elevation of the restaurant premises, for which planning permission had not been granted.

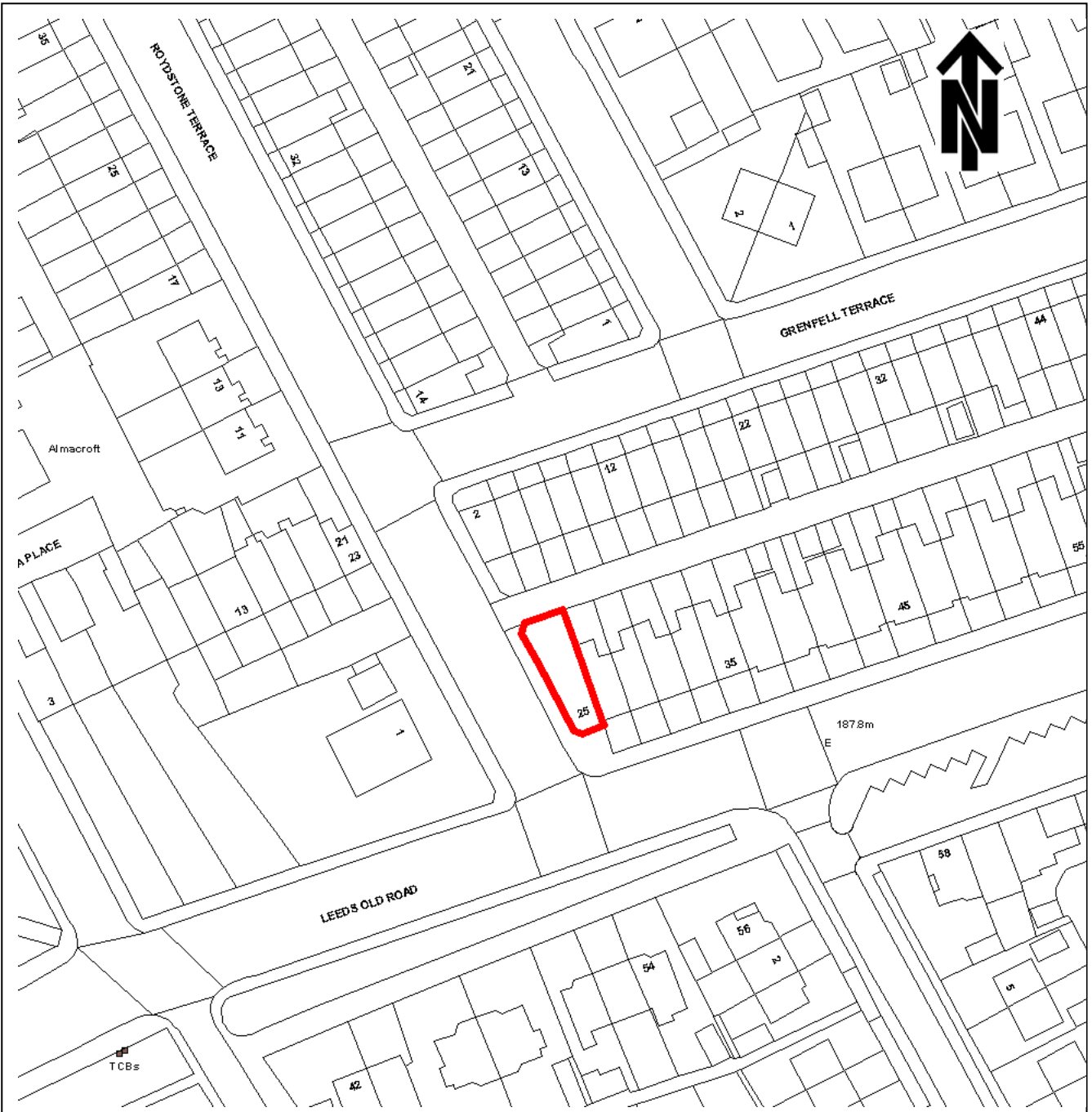
The owner/occupier of the property has been requested to take action to rectify the breach of planning control, however no action has been taken to date.

On 10th November 2015 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action the unauthorised externally mounted roller shutters are detrimental to visual amenity by virtue of their design and appearance, contrary to Policies D1, UR3 and UDP3 of the Council's adopted Replacement Unitary Development Plan and the Council's adopted A Shopkeepers Guide to Securing their Premises Supplementary Planning Document.

Area Planning Panel (Bradford)

15/00347/ENFUNA

16 December 2015



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ITEM NO. : 14	LOCATION: 25 Leeds Old Road Bradford
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16 December 2015

Item Number: 14
Ward: BRADFORD MOOR
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/00347/ENFUNA

Site Location:
25 Leeds Old Road, Bradford, BD3 8JX

Breach of Planning Control:
Unauthorised roller shutters.

Circumstances:
In April 2015 it was noted that externally mounted roller shutters had been installed to the front, side and rear elevations of the shop property, for which the Local Planning Authority had no record of planning permission having been granted.

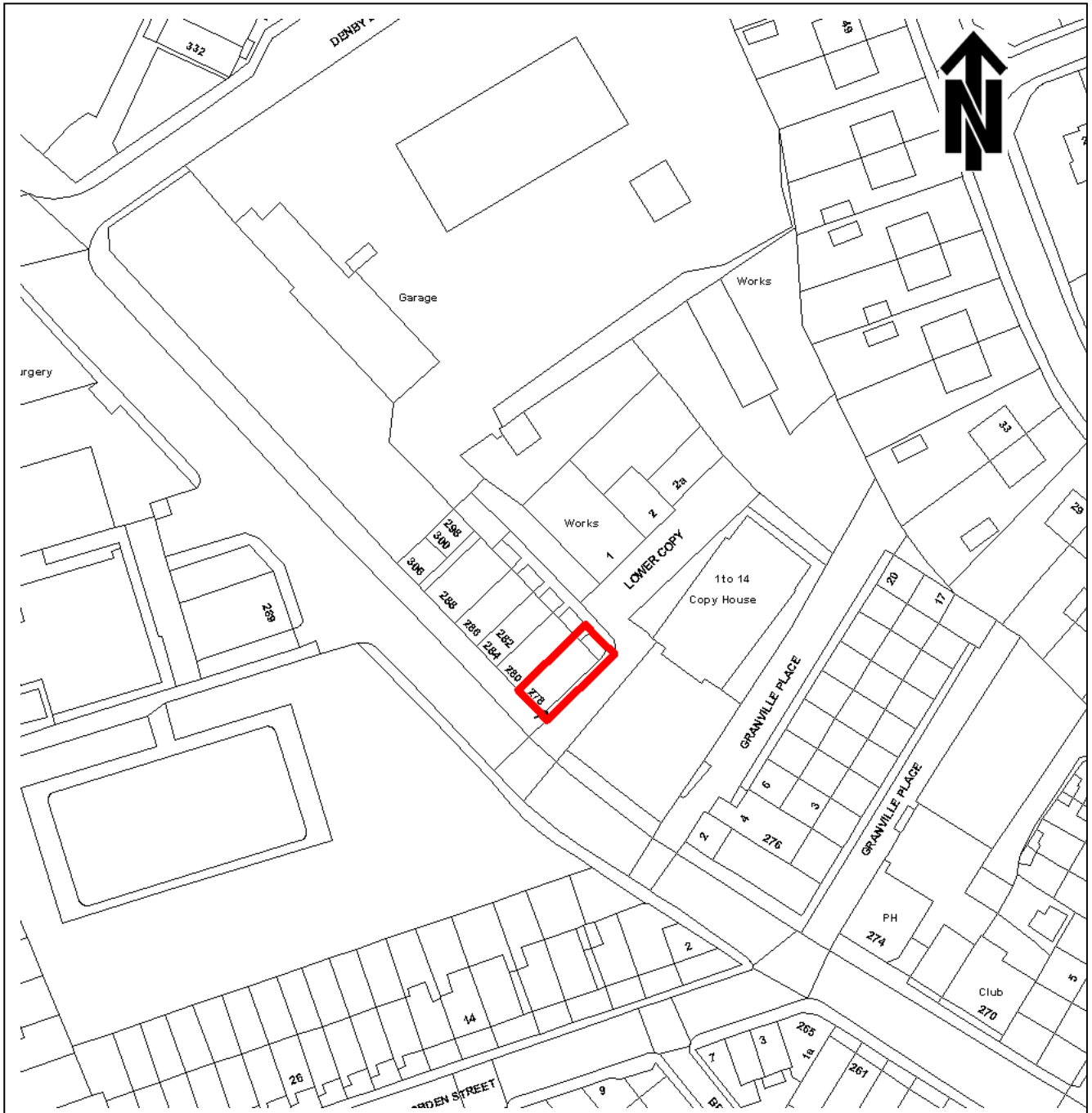
The owner of the property has been requested to take action to rectify the breach of planning control, however no action has been taken to date.

The unauthorised externally mounted roller shutters remain in place and on 29 October 2015 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 are detrimental to visual amenity by virtue of their design and appearance, contrary to Policies D1, D10, UR3 and UDP3 of the Council's adopted Replacement Unitary Development Plan and the Council's adopted A Shopkeepers Guide to Securing their Premises Supplementary Planning Document.

Area Planning Panel (Bradford)

13/00018/ENFUNA

16 December 2015



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ITEM NO. : 15	LOCATION: 278 Allerton Road Bradford
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16 December 2015

Item Number: 15
Ward: THORNTON AND ALLERTON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
13/00018/ENFUNA

Site Location:
278 Allerton Road, Bradford, BD15 7QE

Breach of Planning Control:
Unauthorised cladding of shop front.

Circumstances:
In June 2015 it was noted that timber cladding had been installed to the front elevation of the shop property, for which the Local Planning Authority had no record of planning permission having been granted.

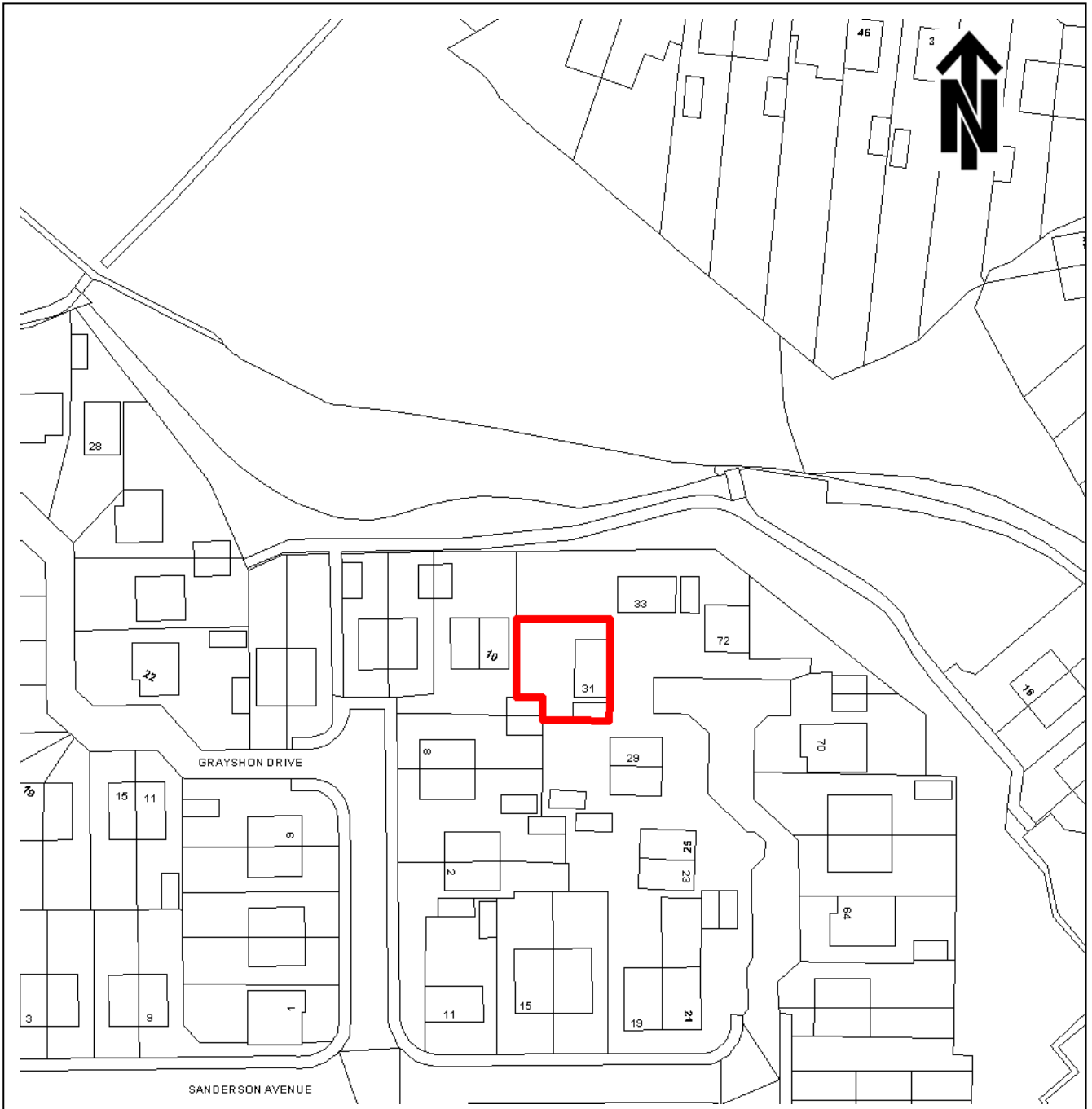
The owner/occupier of the property has been requested to take action in respect of the breach of planning control, however no action has been taken to date.

The unauthorised timber cladding remains in place and on 29 October 2015 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action the unauthorised timber cladding is detrimental to visual amenity by virtue of its design and appearance, contrary to Policies D1, UR3 and UDP3 of the Council's adopted Replacement Unitary Development Plan.

Area Planning Panel (Bradford)

15/00282/ENFCOU

16 December 2015



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<p>ITEM NO. : 16</p>	<p>LOCATION: 31 Sanderson Avenue Bradford</p>
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16 December 2015

Item Number: 16
Ward: WIBSEY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/00282/ENFCOU

Site Location:
31 Sanderson Avenue, Bradford, BD6 1QQ

Breach of Planning Control:
Unauthorised business use.

Circumstances:
In March and July 2015 the Local Planning Authority received enquiries regarding the use of the residential property for business purposes, specifically the operation of a marine aquatics business involving the display and sale of fish and associated goods/equipment.

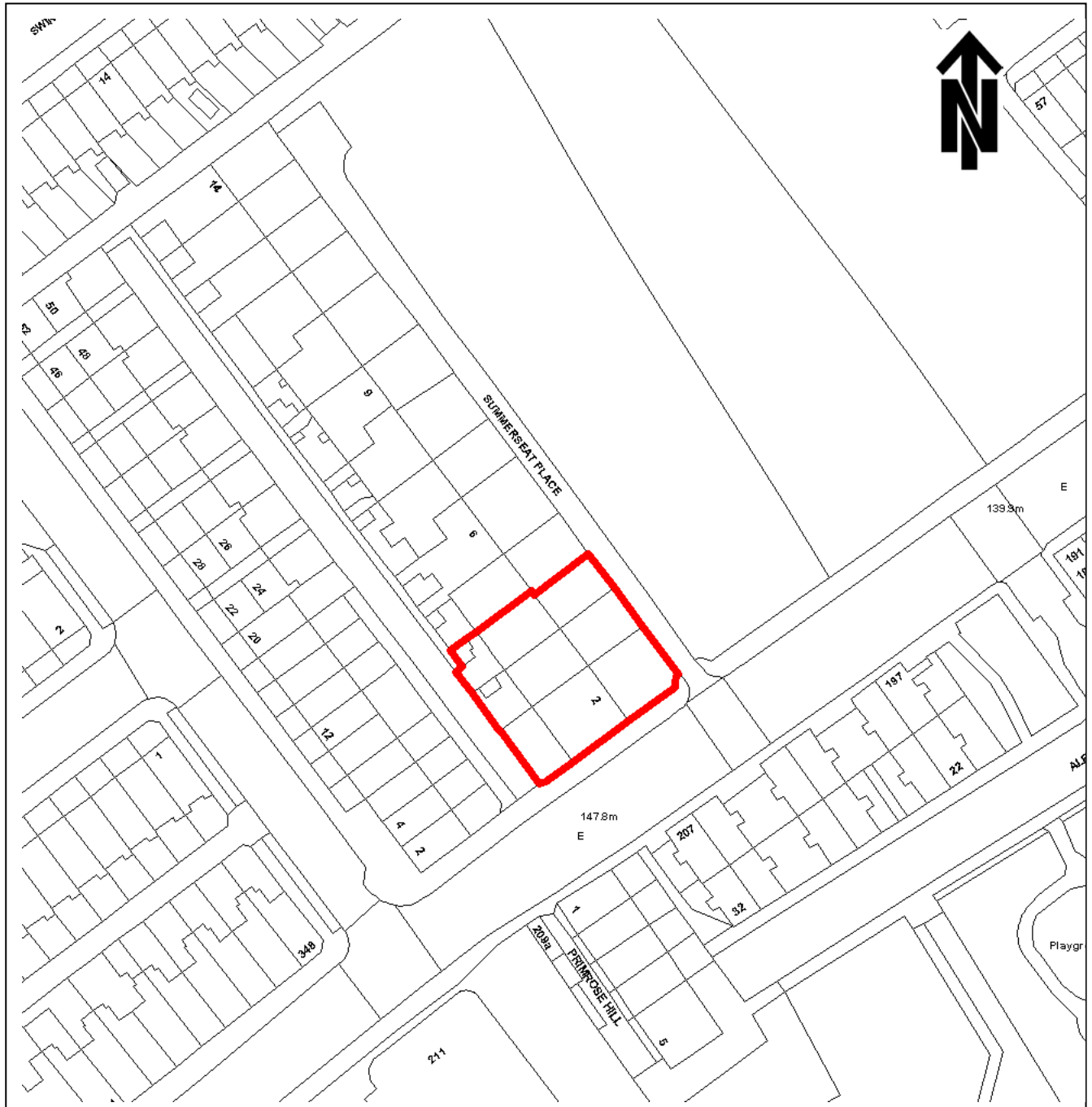
The owner/occupier of the property has been requested to take action in respect of the unauthorised business use of the property, however no action has been taken to date.

On 5 November 2015 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised business use of the property is detrimental to residential amenity, contrary to Policies D1 and UR3 of the Council's adopted Replacement Unitary Development Plan.

Area Planning Panel (Bradford)

15/00818/ENFUNA

16 December 2015



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ITEM NO. : 17	LOCATION: 342 Great Horton Road Bradford
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16 December 2015

Item Number: 17
Ward: CITY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/00818/ENFUNA

Site Location:
342 Great Horton Road, Bradford, BD7 1QJ

Breach of Planning Control:
Unauthorised roller shutters.

Circumstances:
In July 2015 it was noted that two externally mounted roller shutters had been installed to the north-east facing elevation of the restaurant premises, for which planning permission had not been granted.

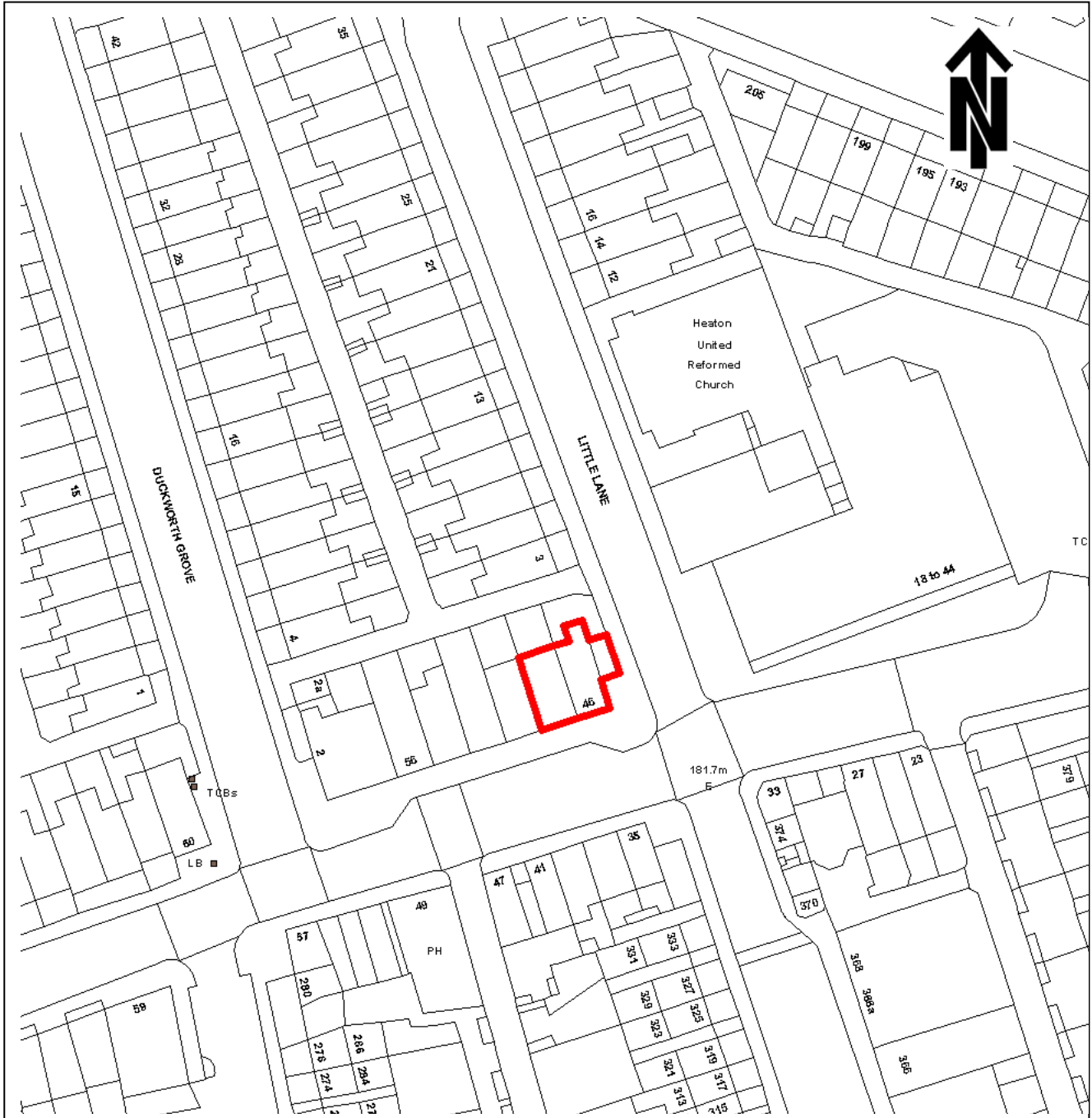
The owner/occupier of the property has been requested to take action to rectify the breach of planning control, however no action has been taken to date.

On 10 November 2015 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action the unauthorised externally mounted roller shutters are detrimental to visual amenity by virtue of their design and appearance, contrary to Policies D1, UR3 and UDP3 of the Council's adopted Replacement Unitary Development Plan and the Council's adopted A Shopkeepers Guide to Securing their Premises Supplementary Planning Document.

Area Planning Panel (Bradford)

14/00999/ENFUNA

16 December 2015



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ITEM NO. : 18	LOCATION: 46-48 Duckworth Lane Bradford
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16 December 2015

Item Number: 18
Ward: TOLLER
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
14/00999/ENFUNA

Site Location:
46-48 Duckworth Lane, Bradford, BD9 5HB

Breach of Planning Control:
Unauthorised roller shutters.

Circumstances:
In October 2014 the Local Planning Authority received an enquiry regarding the installation of roller shutters at the property.

An inspection showed that externally mounted roller shutters had been installed to the front, side and rear elevations of the shop property, for which the Local Planning Authority had no record of planning permission having been granted.

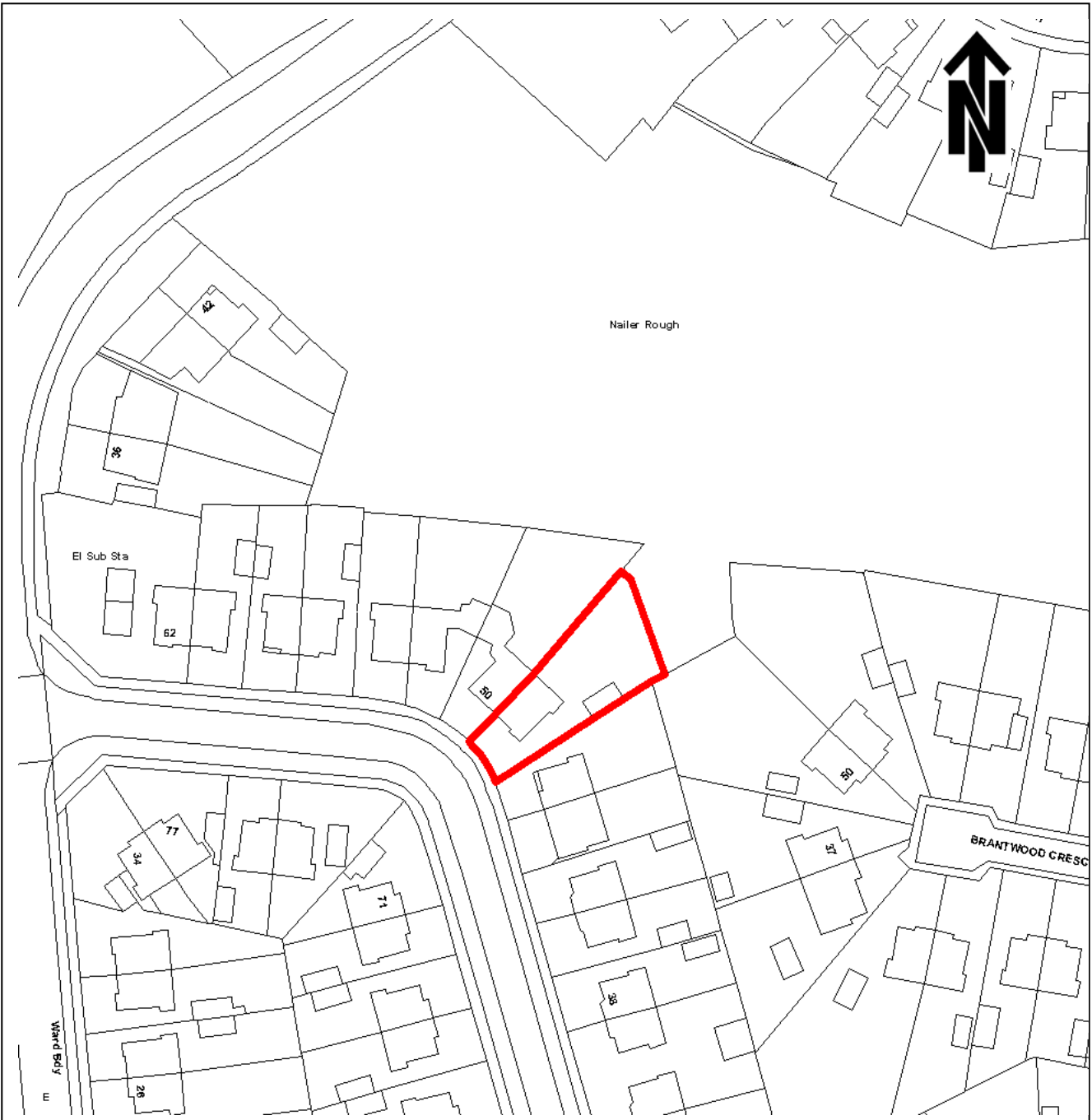
Retrospective planning application 14/04868/FUL for the roller shutters was refused by the Council in January 2015 and no appeal was made against the Council's decision.

The unauthorised externally mounted roller shutters remain in place and on 26 October 2015 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action the unauthorised externally mounted roller shutters are detrimental to visual amenity by virtue of their design and appearance, contrary to Policies D1, UR3 and UDP3 of the Council's adopted Replacement Unitary Development Plan and the Council's adopted A Shopkeepers Guide to Securing their Premises Supplementary Planning Document.

Area Planning Panel (Bradford)

15/00788/ENFUNA

16 December 2015



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ITEM NO. : 19	LOCATION: 48 Brantwood Road Bradford
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16 December 2015

Item Number: 19
Ward: HEATON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/00788/ENFUNA

Site Location:
48 Brantwood Road, Bradford, BD9 6QA

Breach of Planning Control:
Construction of raised decking to rear of property.

Circumstances:
It was brought to the attention of the Local Planning Authority that the occupier of the above property had constructed new decking for which planning permission was required and had not been sought and a challenge letter was sent to the property requesting that action be taken to rectify the breach of planning control

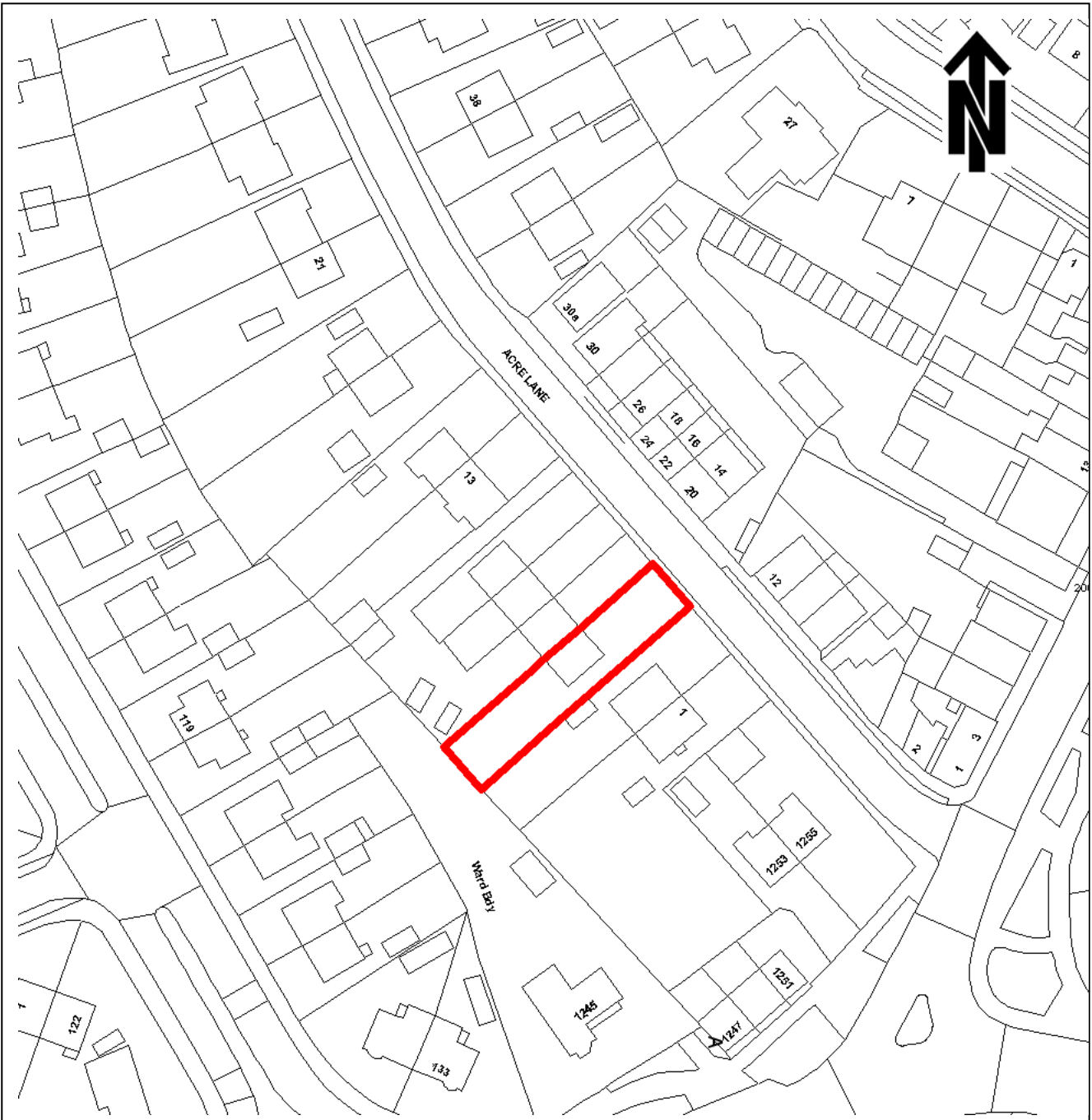
It is considered that due to the significant harm that the current structure has on the amenity of the occupiers of the adjacent residential properties that Enforcement Action should be taken to ensure proper control over the unauthorised development.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 10 November 2015.

Area Planning Panel (Bradford)

14/00778/ENFUNA

16 December 2015



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ITEM NO. : 20	LOCATION: 5 Acre Lane Eccleshill Bradford
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16 December 2015

Item Number: 20
Ward: ECCLESHILL
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
14/00778/ENFUNA

Site Location:
5 Acre Lane, Bradford, BD2 2EH

Breach of Planning Control:
Unauthorised structure.

Circumstances:
In September 2014 the Local Planning Authority received an enquiry regarding a structure sited in the garden area of the property.

An inspection showed that a static caravan type structure had been sited in the rear garden area of the property, for which the Council had no record of planning permission having been granted.

Retrospective planning application 15/00108/HOU for the static caravan type structure was refused by the Council in March 2015. An appeal against the Council's decision was dismissed by The Planning Inspectorate in October 2015.

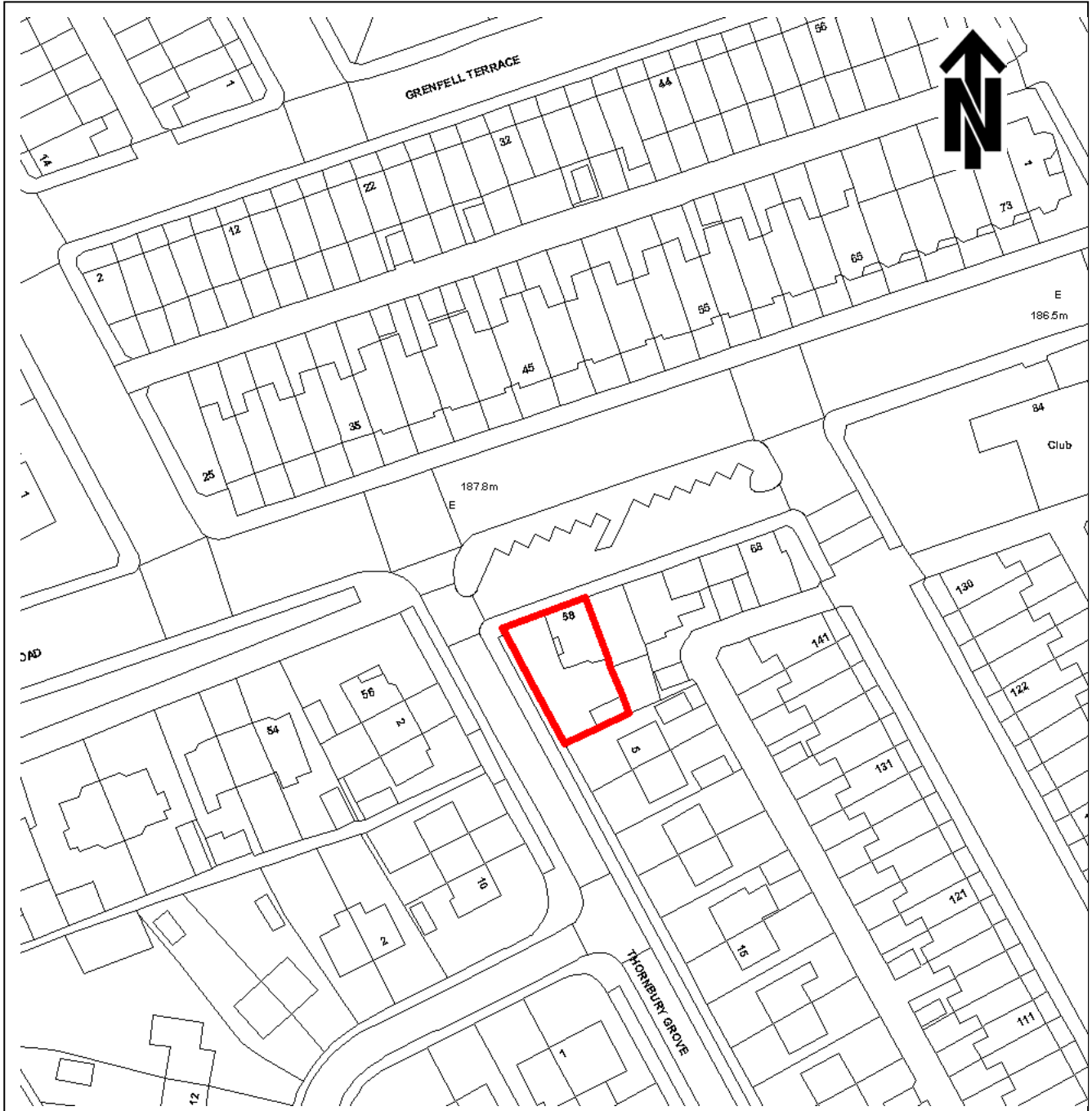
The unauthorised static caravan type structure remains in place at the property and on 10 November 2015 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised static caravan type structure is detrimental to visual and residential amenity by virtue of its design and position, contrary to Policies D1, UR3 and UDP3 of the Council's adopted Replacement Unitary Development Plan.

Area Planning Panel (Bradford)

14/00269/ENFUNA

16 December 2015



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<p>ITEM NO. : 21</p>	<p>LOCATION: 58 Leeds Old Road Bradford</p>
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16 December 2015

Item Number: 21
Ward: BRADFORD MOOR
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
14/00269/ENFUNA

Site Location:
58 Leeds Old Road, Bradford, BD3 8JX

Breach of Planning Control:
Unauthorised extractor flues.

Circumstances:
In May 2014 it was noted that two external extractor flues had been installed on the shop property, for which the Local Planning Authority had no record of planning permission having been granted.

Retrospective planning application 15/00327/FUL for the extractor flues was refused by the Council in March 2015. An appeal against the Council's decision was dismissed by The Planning Inspectorate in July 2015.

The unauthorised extractor flues remain in place and on 27 October 2015 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 flues are detrimental to visual amenity by virtue of their design and appearance, contrary to Policies D1, D10, UR3 and UDP3 of the Council's adopted Replacement Unitary Development Plan.

DECISIONS MADE BY THE SECRETARY OF STATE

Appeals Allowed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
22	Bradford Moor (ward 06)	1 Third Avenue Bradford BD3 7JN Retrospective application for front porch - Case No: 15/01387/HOU Appeal Ref: 15/00109/APPHOU
23	Queensbury (ward 20)	13 Uplands Crescent Bradford BD13 1EP Construction of extension to front and rear - Case No: 15/01847/HOU Appeal Ref: 15/00089/APPHOU
24	Wibsey (ward 27)	3 Hawes Terrace Bradford BD5 9AZ Retrospective planning application for front dormers and rear outbuilding not constructed in accordance with Planning Permission 12/05086/HOU - Case No: 15/02076/HOU Appeal Ref: 15/00111/APPHOU
25	Royds (ward 21)	Land South Of 66 To 72 Poplar Grove Bradford Demolition of existing dwelling and construction of nine new dwellings (mixture of 4-5 bedrooms) with access road - Case No: 14/04402/OUT Appeal Ref: 15/00080/APPFL2

Appeals Dismissed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
26	Wyke (ward 30)	1 Dyehouse Fold Oakenshaw Bradford BD12 7BU Construction of a two-storey side extension and retaining wall to the front and side of the dwelling - Case No: 15/00568/HOU Appeal Ref: 15/00066/APPHOU

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
27	Clayton And Fairweather Green (ward 08)	10 The Avenue Clayton Bradford BD14 6RW Construction of two new outbuildings for use as storage and sun house - Case No: 15/01181/HOU Appeal Ref: 15/00091/APPHOU
28	Manningham (ward 19)	205 Manningham Lane Bradford BD8 7HH Retrospective application for the construction of three roller shutters - Case No: 15/00945/FUL Appeal Ref: 15/00075/APPMC1
29	Manningham (ward 19)	205 Manningham Lane Bradford BD8 7HH Retrospective application for three fascia signs and one hoarding - Case No: 15/00944/ADV Appeal Ref: 15/00076/APPAD1
30	Eccleshill (ward 10)	308 Harrogate Road Bradford BD2 3TB Appeal against Enforcement Notice - Case No: 13/01011/ENFUNA Appeal Ref: 15/00035/APPENF
31	Toller (ward 24)	327 Girlington Road Bradford BD8 9NX Installation of one fascia sign - Case No: 15/00429/ADV Appeal Ref: 15/00101/APPAD1
32	Eccleshill (ward 10)	5 Acre Lane Eccleshill Bradford BD2 2EH Retrospective application for granny annexe to rear of property - custom built static caravan - Case No: 15/00108/HOU Appeal Ref: 15/00090/APPHOU

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
33	City (ward 07)	Former 524 Great Horton Road Bradford BD7 3HG Appeal against Works to Listed Building - Case No: 12/00822/ENFLBC Appeal Ref: 14/00120/APPENF
34	Bradford Moor (ward 06)	Land Adjacent 78, 80 & 82 Silverhill Road Bradford BD3 7JJ Change of use from public highway to garden curtilage - Case No: 14/04105/FUL Appeal Ref: 15/00103/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