

Report of the Strategic Director of Regeneration to the meeting of the Area Planning Panel (BRADFORD) to be held on 09 March 2016

P

Summary Statement - Part Two

Miscellaneous Items

	<u>No. of Items</u>
Requests for Enforcement/Prosecution Action (page 26)	(22)
Decisions made by the Secretary of State – Allowed (page 70)	(1)
Decisions made by the Secretary of State – Dismissed (page 70)	(5)

Julian Jackson
Assistant Director (Planning, Transportation and Highways)

Report Contact: Mohammed Yousuf
Phone: 01274 434605

Email: mohammed.yousuf@bradford.gov.uk

Portfolio:
Housing, Planning & Transport

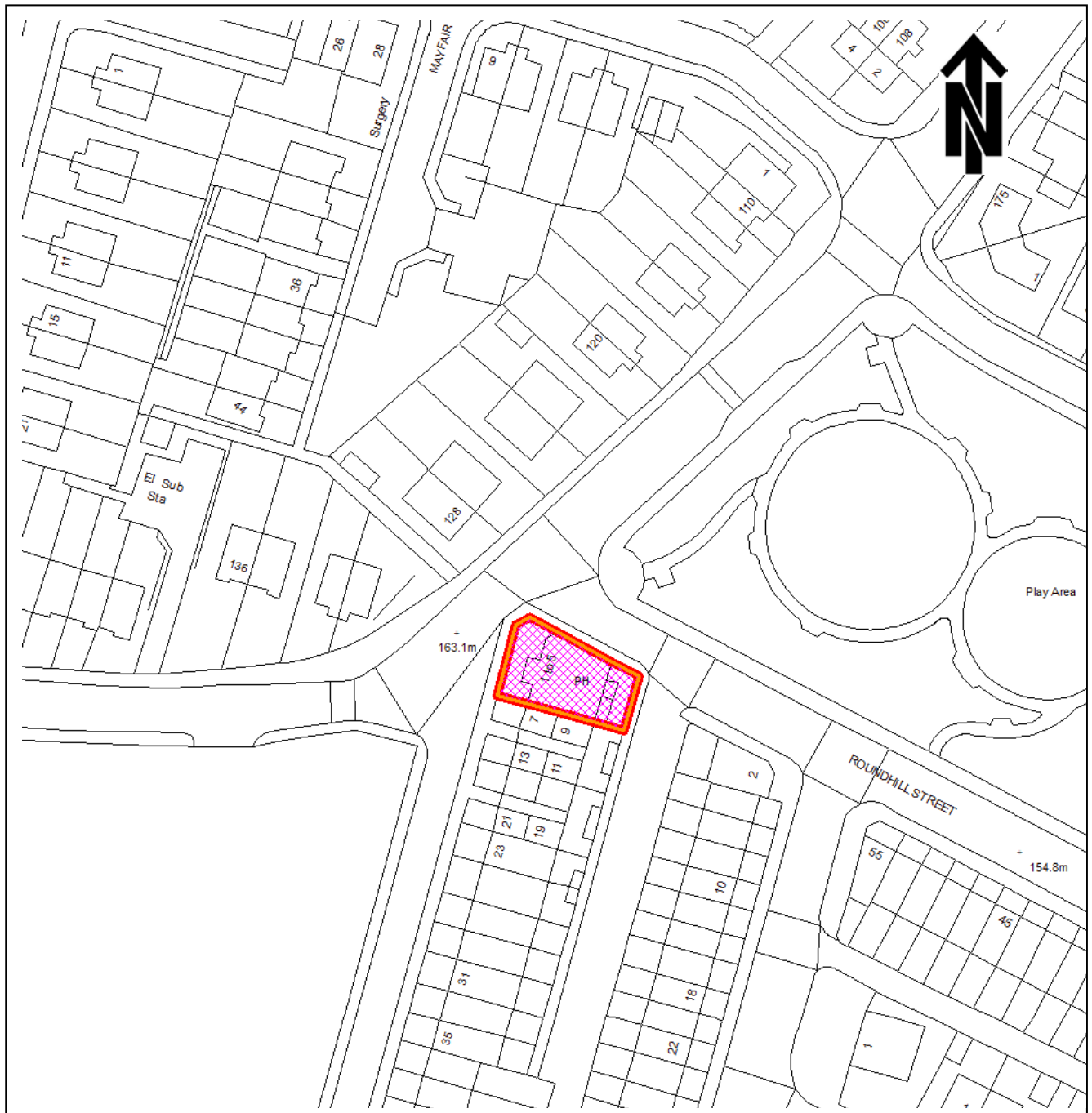
Overview & Scrutiny Committee Area:
Regeneration and Economy



Area Planning Panel (Bradford)

14/01147/ENFUNA

9 March 2016



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ITEM NO. : 5	LOCATION: 1 - 5 Greaves Street Bradford
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9 March 2016

Item Number: 5
Ward: LITTLE HORTON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
14/01147/ENFUNA

Site Location:
1-5 Greaves Street, Bradford, BD5 7PE

Breach of Planning Control:
Unauthorised roller shutters.

Circumstances:
In November 2014 it was noted that five externally mounted roller shutters had been installed at the property, for which planning permission had not been granted.

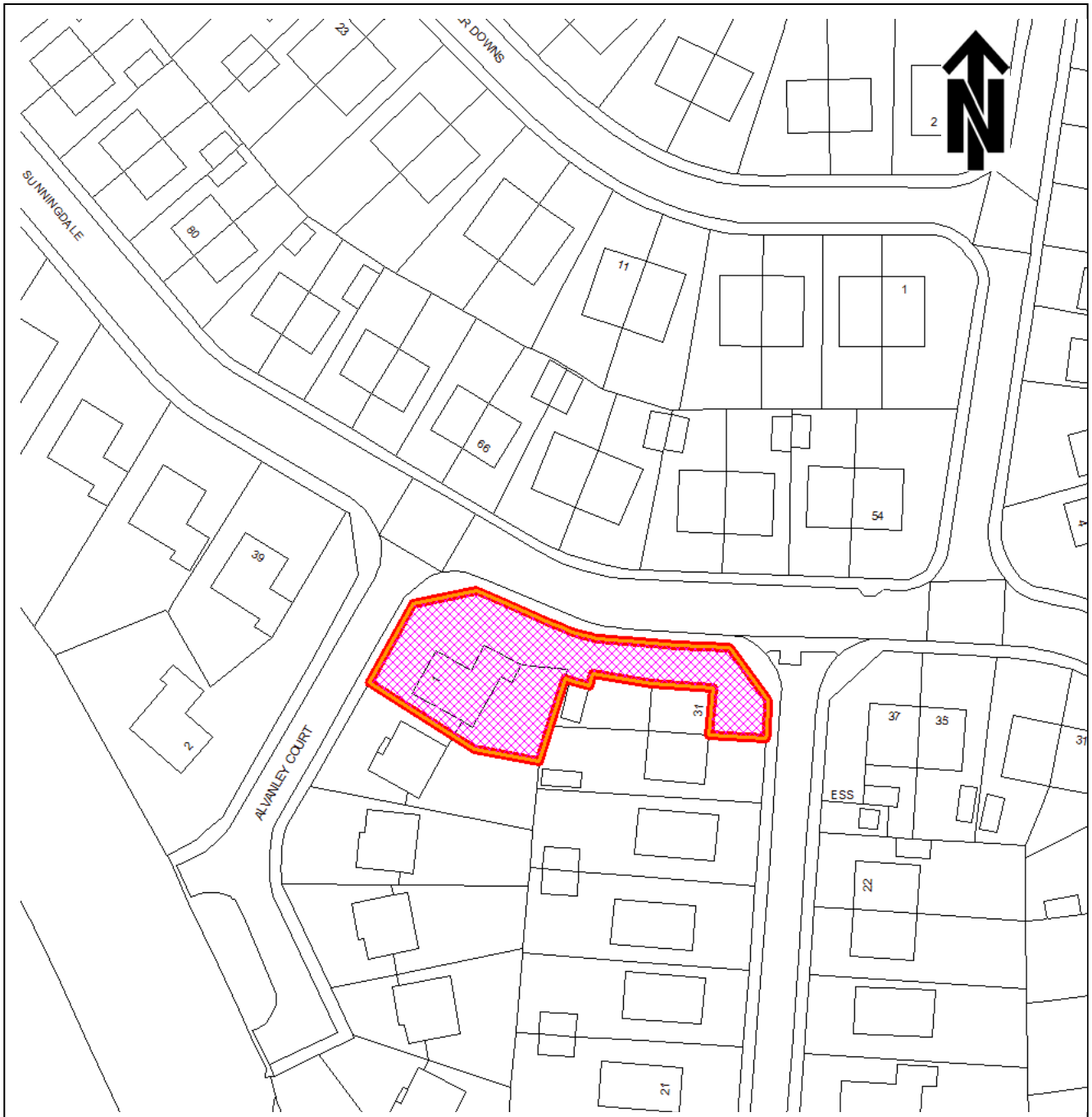
The owner/occupier of the property was requested to take action to rectify the breach of planning control and a retrospective planning application for the roller shutters, reference 15/00547/FUL, was refused by the Council in April 2015. No appeal was made against the Council's decision.

The unauthorised roller shutters remain in place and on 14 January 2016 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, the Council's adopted Shopfront Design Guide and the Council's adopted A Shopkeepers Guide to Securing their Premises Supplementary Planning Document.

Area Planning Panel (Bradford)

15/00630/ENFUNA

9 March 2016



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ITEM NO. : 6	LOCATION: 1 Alvanley Court Bradford
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9 March 2016

Item Number: 6
Ward: CLAYTON AND FAIRWEATHER GREEN
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/00630/ENFUNA

Site Location:
1 Alvanley Court, Bradford, BD8 0NG

Breach of Planning Control:
The construction of a wall exceeding 1 metre in height adjacent the highway.

Circumstances:
Following complaints received by the Local Planning Authority (LPA), a site visit carried out confirmed that a block and render wall exceeding 1 metre in height adjacent to the highway had been constructed to the side and rear of the property.

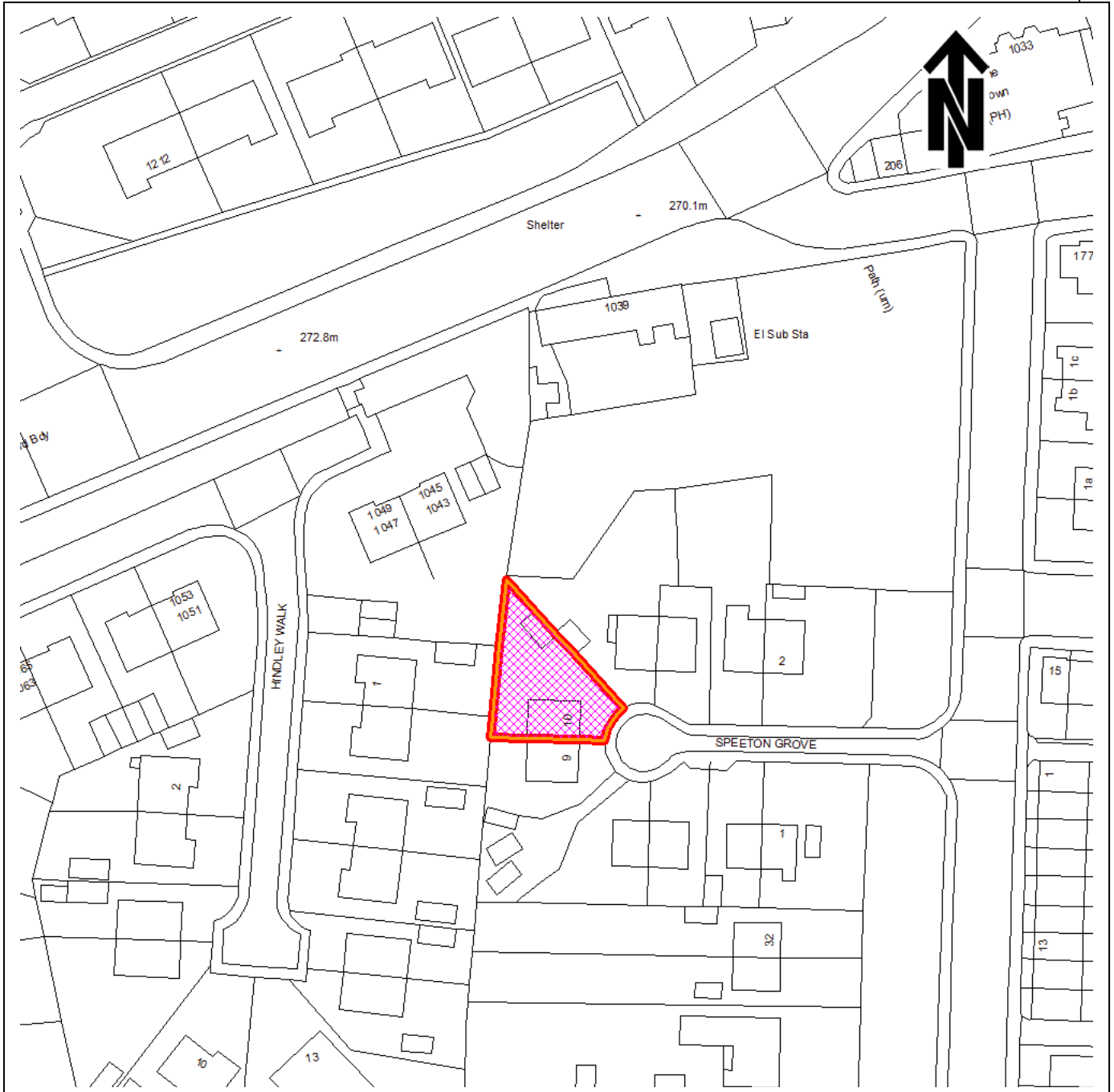
It is considered expedient to take enforcement action as the wall due to its height, scale, design prominence and corner position, creates a dominant and unsympathetic feature detracting from the character of the street scene. It also obstructs visibility for drivers exiting the adjacent driveway.

The Planning Manager (Enforcement and Trees) under delegated powers authorised enforcement action on 29 January 2016, requiring the demolition of the wall or a reduction in its height.

Area Planning Panel (Bradford)

15/00238/ENFCON

9 March 2016



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ITEM NO. : 7	LOCATION: 10 Speeton Grove Bradford
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9 March 2016

Item Number: 7
Ward: ROYDS
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/00238/ENFCON

Site Location:
10 Speeton Grove, Bradford, BD7 4NE

Breach of Planning Control:
Construction of front and rear dormer windows.

Circumstances:
It was brought to the attention of the Local Planning Authority that works were being carried out to construct a two storey side extension at the above property which did not accord with the originally approved application and were therefore unauthorised. The owner of the property was contacted about the matter however the unauthorised extension remains in situ.

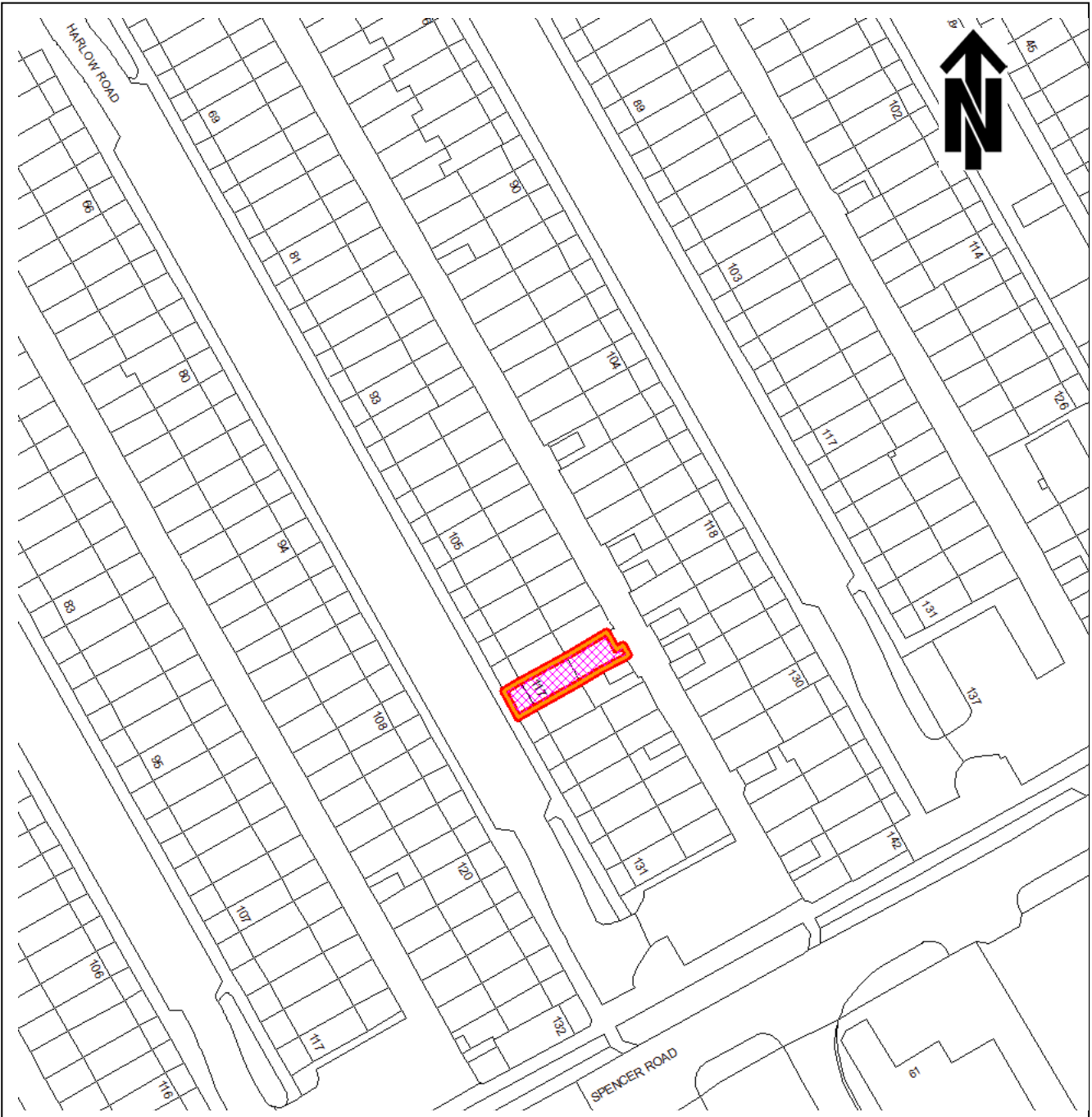
The unauthorised two storey side extension due to its design is contrary to the Councils Householder Supplement Planning Document, Policies UDP3, UR3 and D1 of the Replacement Unitary Development Plan and national policy set out in the National Planning Policy Framework.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 17 February 2016.

Area Planning Panel (Bradford)

15/00842/ENFUNA

9 March 2016



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ITEM NO. : 8	LOCATION: 117 Harlow Road Bradford
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9 March 2016

Item Number: 8
Ward: GREAT HORTON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/00842/ENFUNA

Site Location:
117 Harlow Road, Bradford, BD7 2HT

Breach of Planning Control:
Construction of front and rear dormer windows.

Circumstances:
It was brought to the attention of the Local Planning Authority that works were being carried out at the above property to construct a front dormer window which did not accord with the approved plans.

A site visit was carried out which confirmed that in addition to the front dormer window not being in accordance with the approved plans there was also a rear dormer window which had been constructed and was unauthorised. A challenge letter was sent to the occupier of the property requesting that action be taken to rectify the breach of planning control however to date no action has been taken.

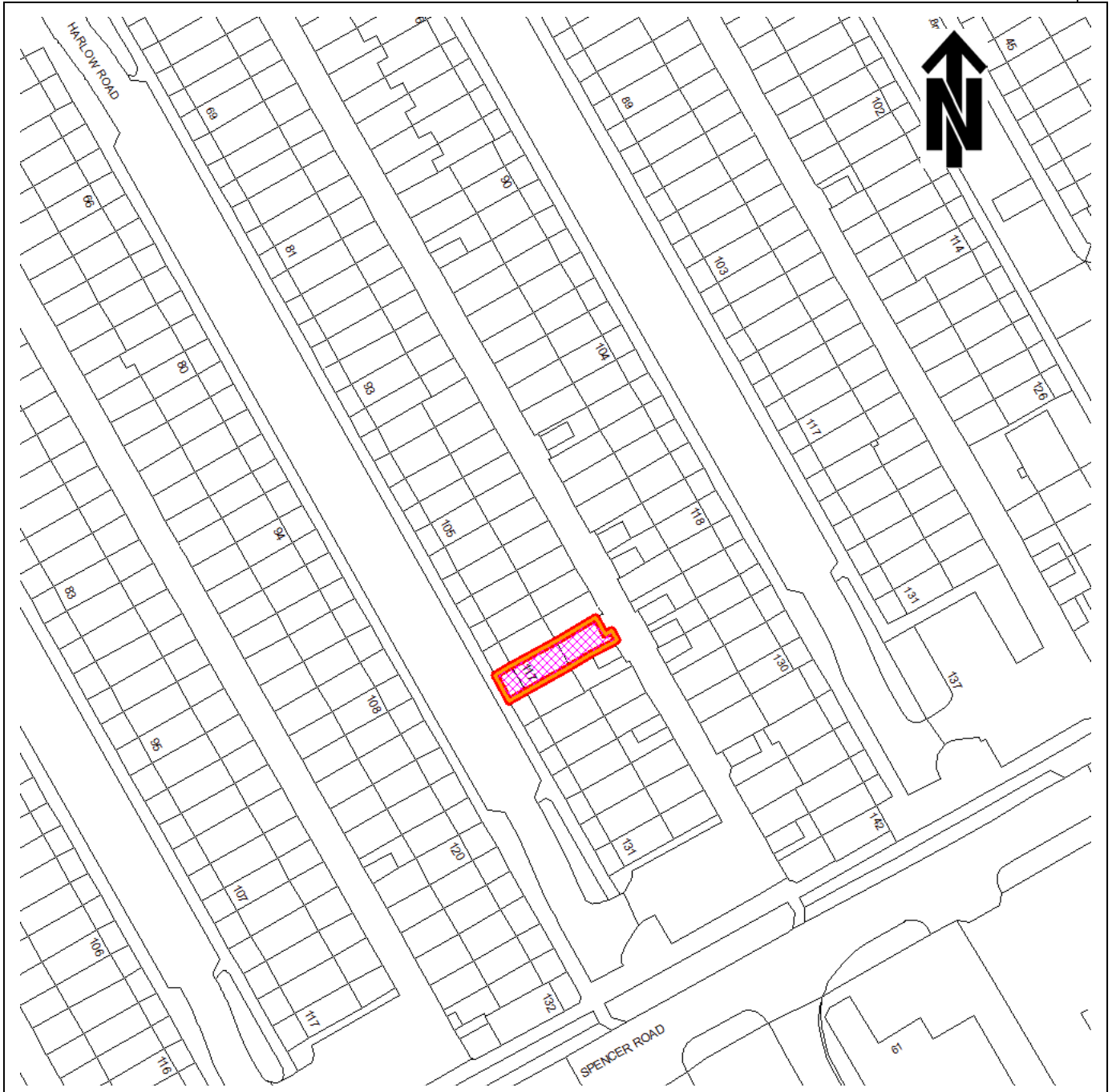
The unauthorised front and rear dormer windows are considered to be detrimental to visual amenity and contrary to the Councils Householder Supplement Planning Document, Policies UDP3, UR3 and D1 of the Replacement Unitary Development Plan and national policy set out in the National Planning Policy Framework.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 9 February 2016.

Area Planning Panel (Bradford)

15/00842/ENFUNA

9 March 2016



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ITEM NO. : 9

LOCATION:

117 Harlow Road
Bradford

9 March 2016

Item Number: 9
Ward: GREAT HORTON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
16/00078/ENFUNA

Site Location:
117 Harlow Road, Bradford, BD7 2HT

Breach of Planning Control:
Construction of rear extension, access steps and north boundary wall.

Circumstances:
It was brought to the attention of the Local Planning Authority that works were being carried out at the above property for which planning permission was required.

A site visit was carried out which confirmed that a rear extension, access steps and boundary wall was being constructed and for which planning permission had not been sought. A challenge letter was sent to the occupier of the property requesting that action be taken to rectify the breach of planning control however to date no action has been taken.

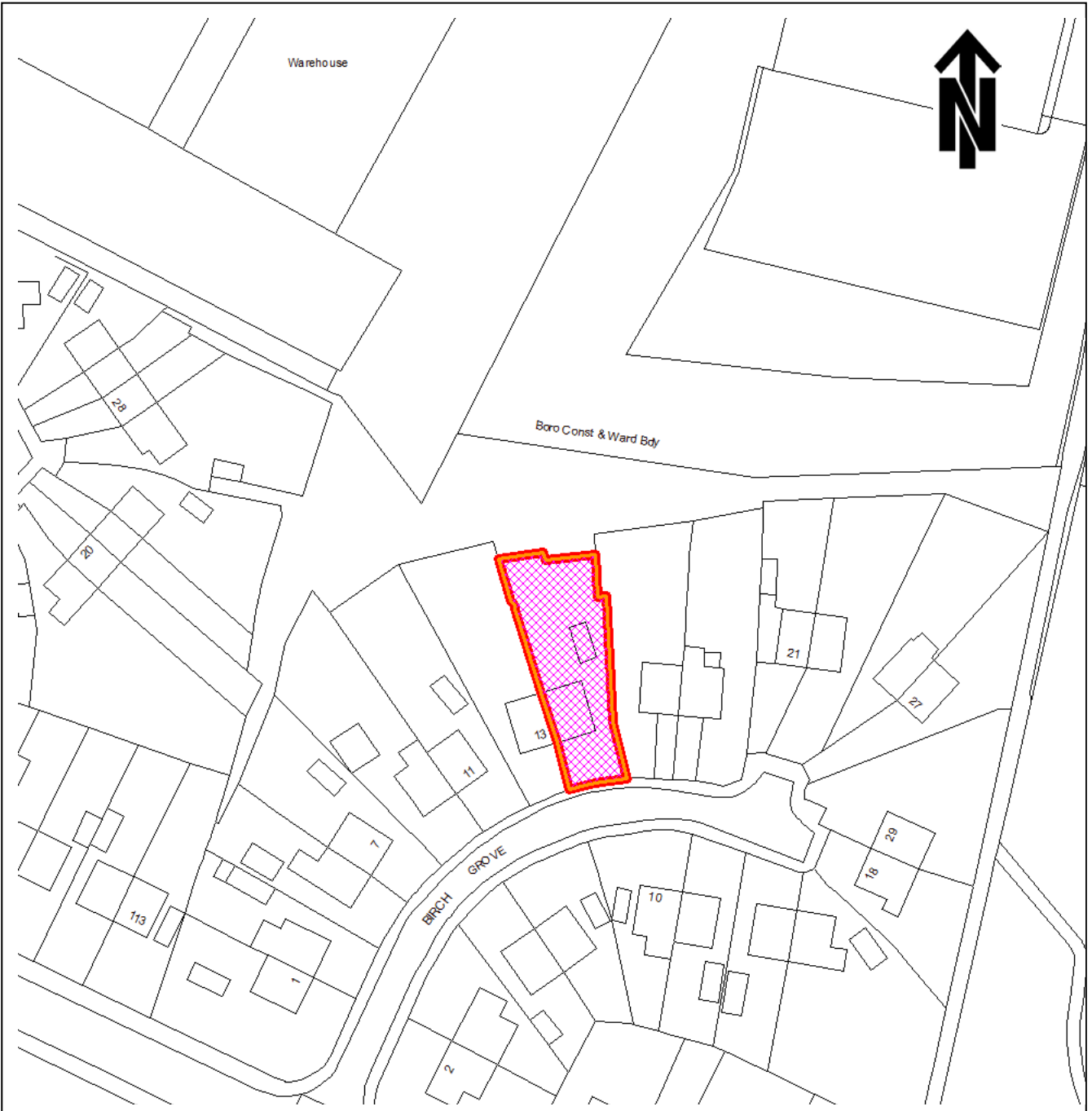
The unauthorised extension, access steps and boundary wall are detrimental to visual and residential amenity contrary to the Councils Householder Supplement Planning Document, Policies UDP3, UR3 and D1 of the Replacement Unitary Development Plan and national policy set out in the National Planning Policy Framework.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 9 February 2016.

Area Planning Panel (Bradford)

14/00223/ENFUNA

9 March 2016



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ITEM NO. : 10	LOCATION: 13 - 15 Birch Grove Bradford
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9 March 2016

Item Number: 10
Ward: "ward"
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
14/00223/ENFUNA

Site Location:
Land to rear of 15 Birch Grove, Bradford, BD5 8HU

Breach of Planning Control:
Two storey building.

Circumstances:
Following complaints received by the Local Planning Authority (LPA), a site visit carried out confirmed that a two storey building had been constructed on land to the rear of property.

No action has been taken by the owner of the premises to rectify the breach of planning control.

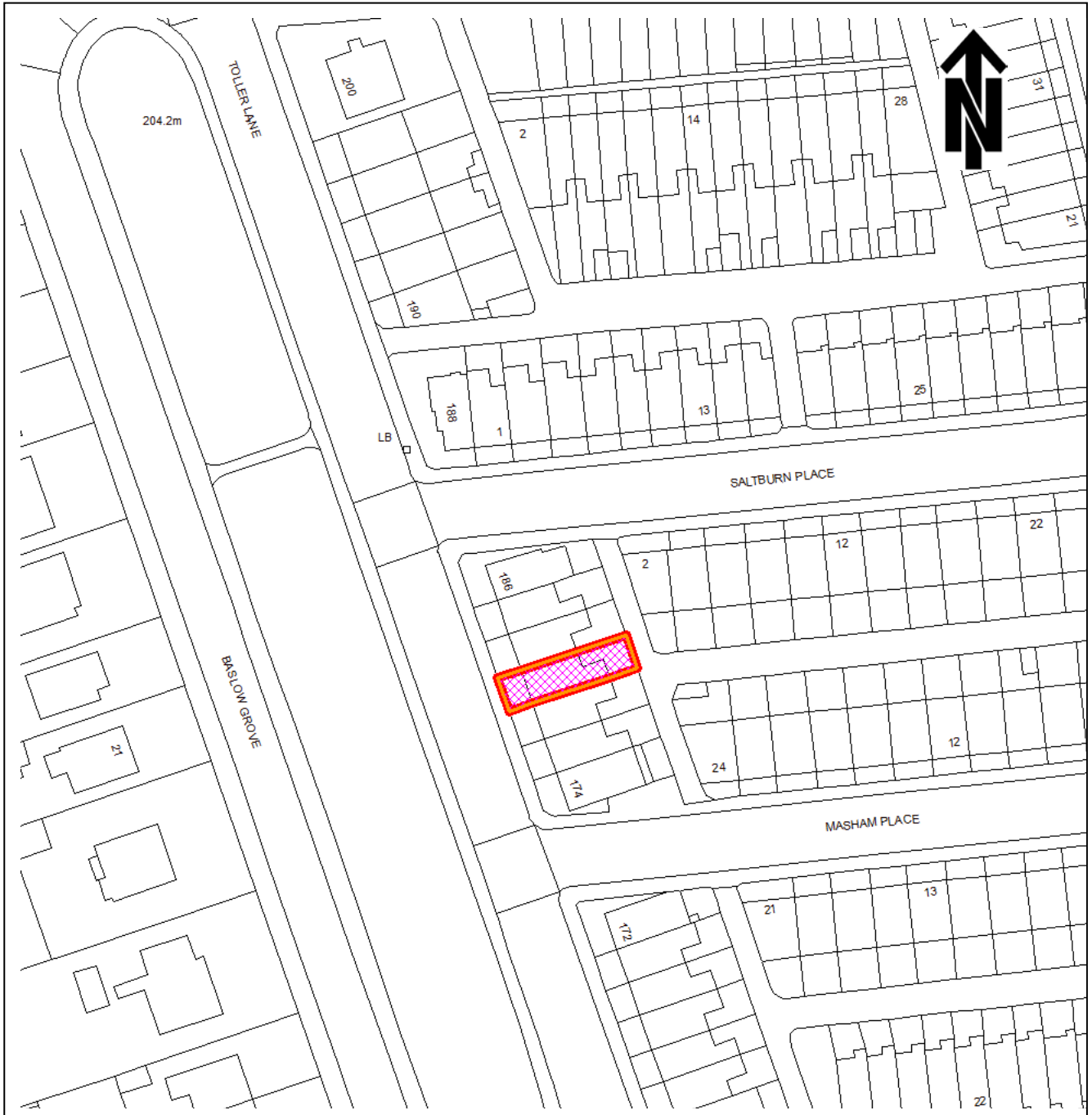
The upper floor of the building allows for overlooking of the private amenity areas of the neighbouring residential property to the detriment of existing and future uses of the property. Its unconventional design, scale and materials have a detrimental effect on the area, contrary to policies UR3 and D1 of the Replacement Unitary Development Plan.

The Planning Manager (Enforcement and Trees), under delegated powers authorised enforcement action on 19 November 2015

Area Planning Panel (Bradford)

14/00671/ENFUNA

9 March 2016



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ITEM NO. : 11

LOCATION:

**180 Toller Lane
Bradford**

9 March 2016

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

Enforcement Reference:
14/00671/ENFUNA

Site Location:
180 Toller Lane, Bradford, BD9 5JB

Breach of Planning Control:
Construction of front extension.

Circumstances:

It was brought to the attention of the Local Planning Authority that a new front extension had been constructed for which planning permission was required. Following a challenge letter the owner of the property submitted a retrospective planning application 15/05730/HOU which was subsequently refused.

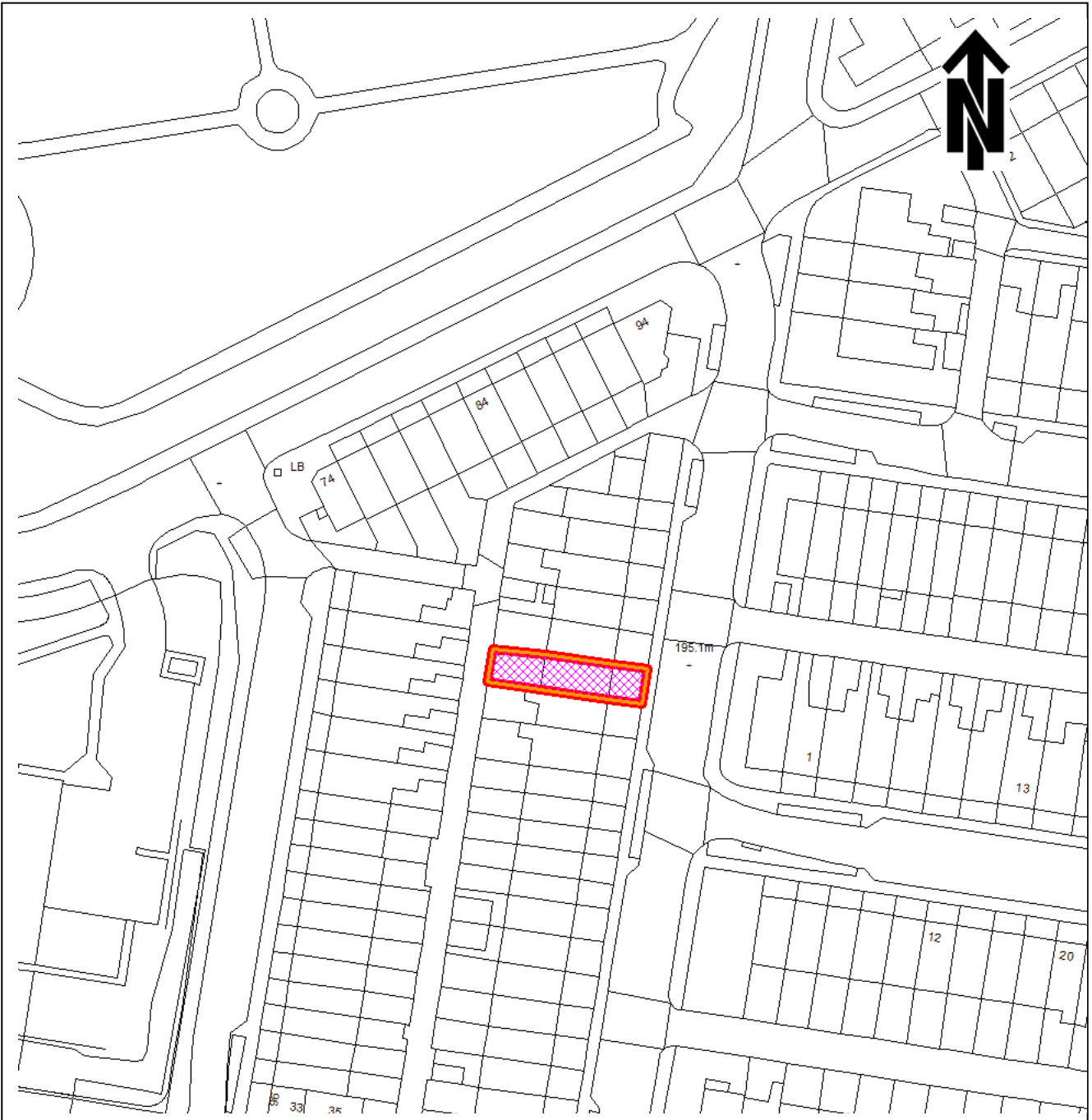
The unauthorised extension due to its size, design, use of inappropriate materials and prominent elevated position introduces a most incongruous feature to the detriment of the visual amenity of the existing property and wider area contrary to the Council's Householder Supplement Planning Document, Policies UDP3, UR3 and D1 of the Replacement Unitary Development Plan and national policy set out in the National Planning Policy Framework.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 20 January 2016.

Area Planning Panel (Bradford)

15/00616/ENFUNA

9 March 2016



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ITEM NO. : 12	LOCATION: 189 Undercliffe Street Bradford
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9 March 2016

Item Number: 12
Ward: BOWLING AND BARKEREND
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/00616/ENFUNA

Site Location:
189 Undercliffe Street, Bradford, BD3 0PH

Breach of Planning Control:
Unauthorised two-storey rear extension and garage.

Circumstances:
In October 2012 planning permission 12/03436/HOU was granted for a two-storey extension and garage to the rear of the property. In July 2015 the Local Planning Authority received enquiries regarding the planning permission and the development work being carried out at the property.

An inspection was made and it was noted that a two-storey rear extension and garage had been built which were not in accordance with the planning permission.

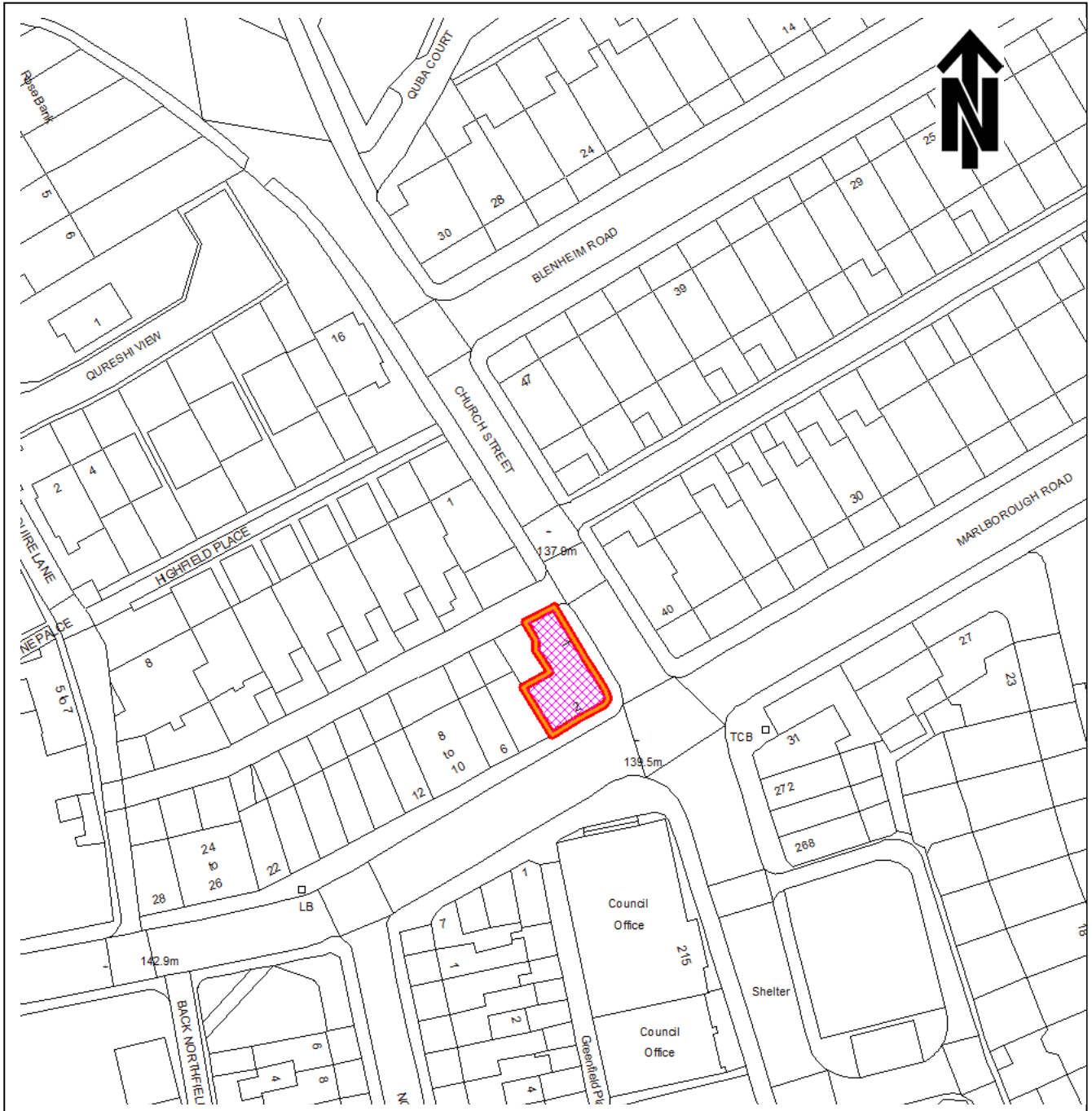
The owner of the property was requested to take action to rectify the breach of planning control. Retrospective planning application 15/04921/HOU for the extension and garage as built was submitted to the Council and the application was refused in December 2015. Following the Council's decision the owner was again requested to rectify the breach of planning control.

The unauthorised two-storey extension and garage remain in place and on 16 February 2016 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 extension and garage 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 Householder Supplementary Planning Document.

Area Planning Panel (Bradford)

15/01093/ENFUNA

9 March 2016



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ITEM NO. : 13

LOCATION:

**2 Carlisle Road
Bradford**

9 March 2016

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

Enforcement Reference:
15/01093/ENFUNA

Site Location:
2 Carlisle Road, Bradford, BD8 8AD

Breach of Planning Control:
Unauthorised roller shutters.

Circumstances:
In October 2015 it was noted that two externally mounted roller shutters had been installed at the property, for which planning permission had not been granted.

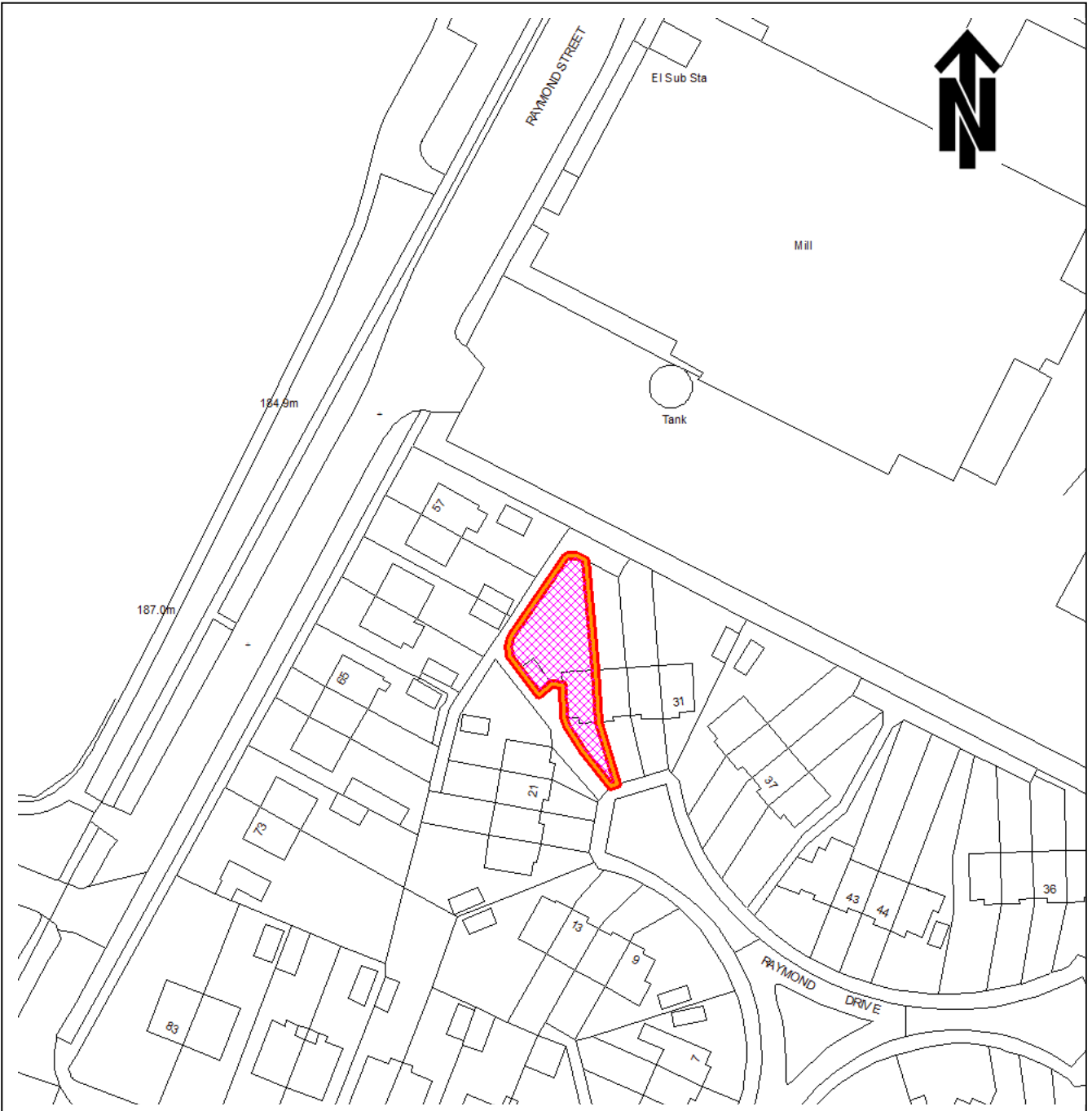
The owner/occupier of the property has been requested to take action to rectify the breach of planning control, however no action has been taken to date.

The unauthorised roller shutters remain in place and on 19th January 2016 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 BH7, BH8, D1, D10, UR3 and UDP3 of the Council's adopted Replacement Unitary Development Plan, the Council's adopted Shopfront Design Guide and the Council's adopted A Shopkeepers Guide to Securing their Premises Supplementary Planning Document.

Area Planning Panel (Bradford)

13/00293/ENFUNA

9 March 2016



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<p>ITEM NO. : 14</p>	<p>LOCATION: 25 Raymond Drive Bradford</p>
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9 March 2016

Item Number: 14
Ward: WIBSEY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
13/00293/ENFUNA

Site Location:
25 Raymond Drive, Bradford, BD5 8HS

Breach of Planning Control:
Raised patio to the rear of the premises.

Circumstances:
Following complaints received by the Local Planning Authority (LPA), a site visit carried out confirmed a raised patio had been constructed immediately to the rear of the premises.

A retrospective planning application number 14/04306/HOU was refused by the Local Planning Authority on 4 December 2014.

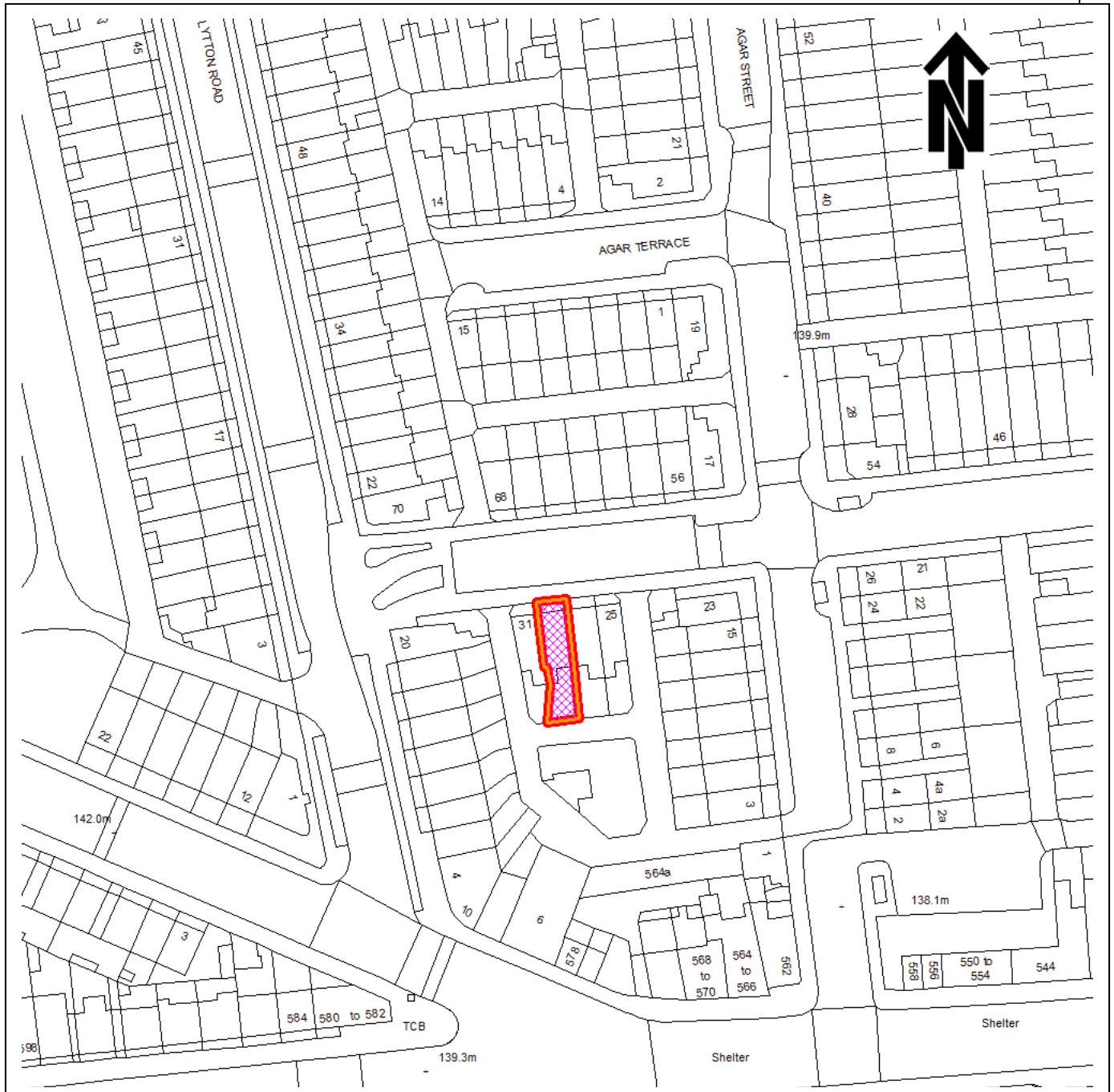
The raised patio constructed allows for direct and unobstructed overlooking of the rear garden and rear habitable room windows of the neighbouring (27 Raymond Drive) property, causing significant harm to the existing and future neighbour's amenity, contrary to Policies UR3 and D1 of the Replacement Unitary Development Plan.

The Planning Manager (Enforcement and Trees) under delegated powers authorised enforcement action on 27 January 2016, requiring the demolition and removal of the raised patio area.

Area Planning Panel (Bradford)

14/00510/ENFUNA

9 March 2016



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ITEM NO. : 15	LOCATION: 29 Willow Street Bradford
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9 March 2016

Item Number: 15
Ward: TOLLER
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
14/00510/ENFUNA

Site Location:
29 Willow Street, Bradford, BD8 9QJ

Breach of Planning Control:
Construction of timber boundary fencing and gate.

Circumstances:
It was brought to the attention of the Local Planning Authority that a new boundary fence at the above property had been constructed for which planning permission was required but had not been sought. A challenge letter and reminder letter were sent to the owner of the property. However, the unauthorised fencing remains in situ and no application has been submitted for its retention.

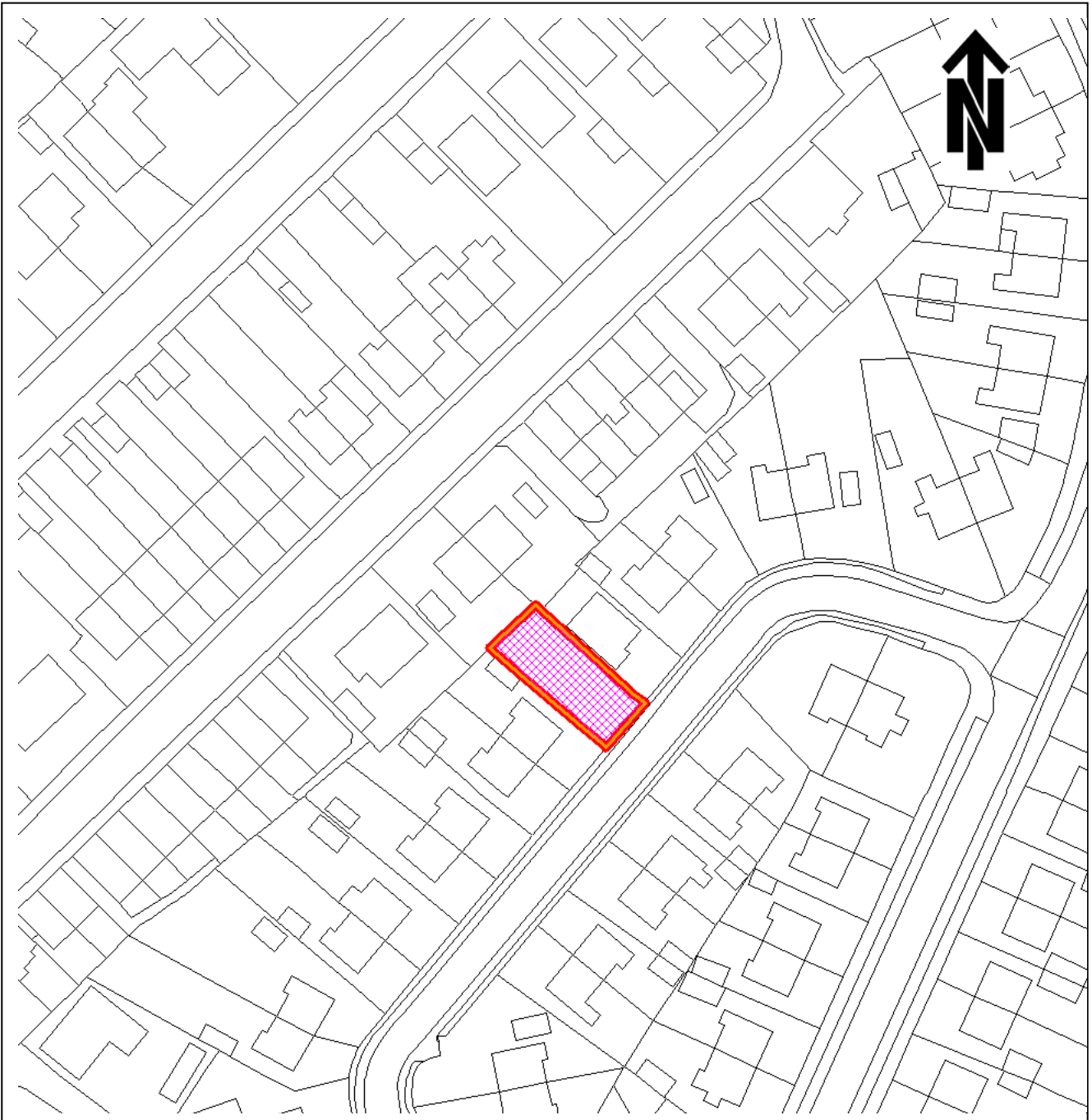
The unauthorised timber boundary fencing is detrimental to visual amenity and highway safety contrary to the Policies UDP3, UR3, D1 and TM19A of the Replacement Unitary Development Plan, the Councils Householder Supplementary Planning Document and national policy set out in the National Planning Policy Framework.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 18 February 2016.

Area Planning Panel (Bradford)

15/00319/ENFUNA

9 March 2016



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ITEM NO. : 16	LOCATION: 31 Denbrook Crescent Tong Bradford
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9 March 2016

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

Enforcement Reference:
15/00319/ENFUNA

Site Location:
31 Denbrook Crescent, Bradford, BD4 0QL

Breach of Planning Control:
Construction of dwelling.

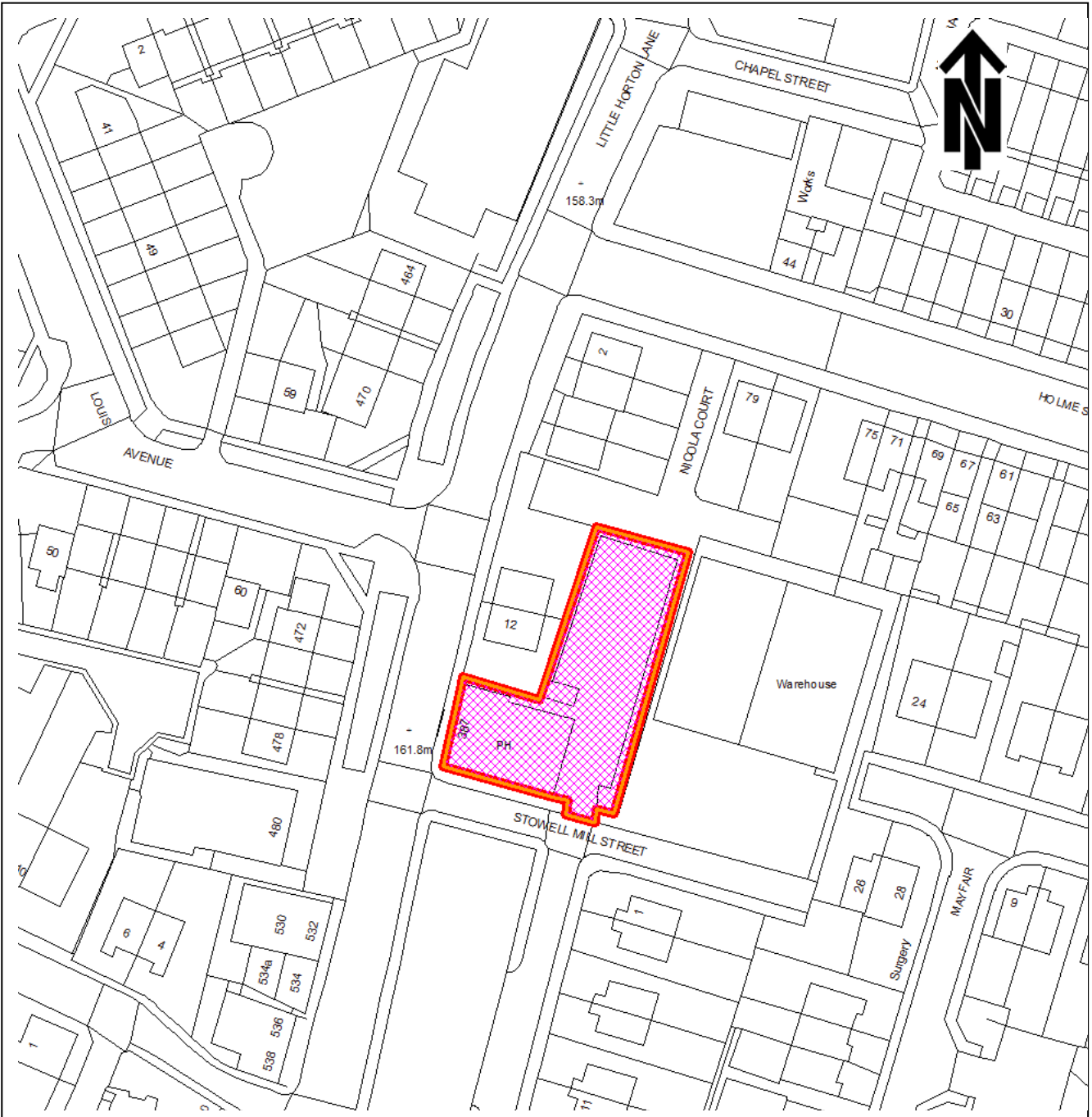
Circumstances:
A residential property was previously approved under 07/02756/FUL subject to conditions before development commences. No application has been received to discharge the required conditions and the timeframe for lawful implementation of the permission has now expired. No further application from the developer has been forthcoming and as the unauthorised property would be eventually immune from planning enforcement then it has been necessary to take formal enforcement action as the development is not acceptable without appropriate conditions.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 27 January 2016.

Area Planning Panel (Bradford)

15/01239/ENFCON

9 March 2016



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ITEM NO. : 17	LOCATION: 387 Little Horton Lane Bradford
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9 March 2016

Item Number: 17
Ward: LITTLE HORTON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/01239/ENFCON

Site Location:
387 Little Horton Lane, Bradford, BD5 0LG

Breach of Planning Control:
Breach of conditions 3 & 4 of planning permission 15/03358/FUL.

Circumstances:
In September 2015 the Council granted retrospective planning permission for a storage building on land within the curtilage of the former public house property. Conditions 3 and 4 of the planning permission require a car parking area to be laid out in accordance with the approved layout plan and that there should be no outside storage of goods or materials.

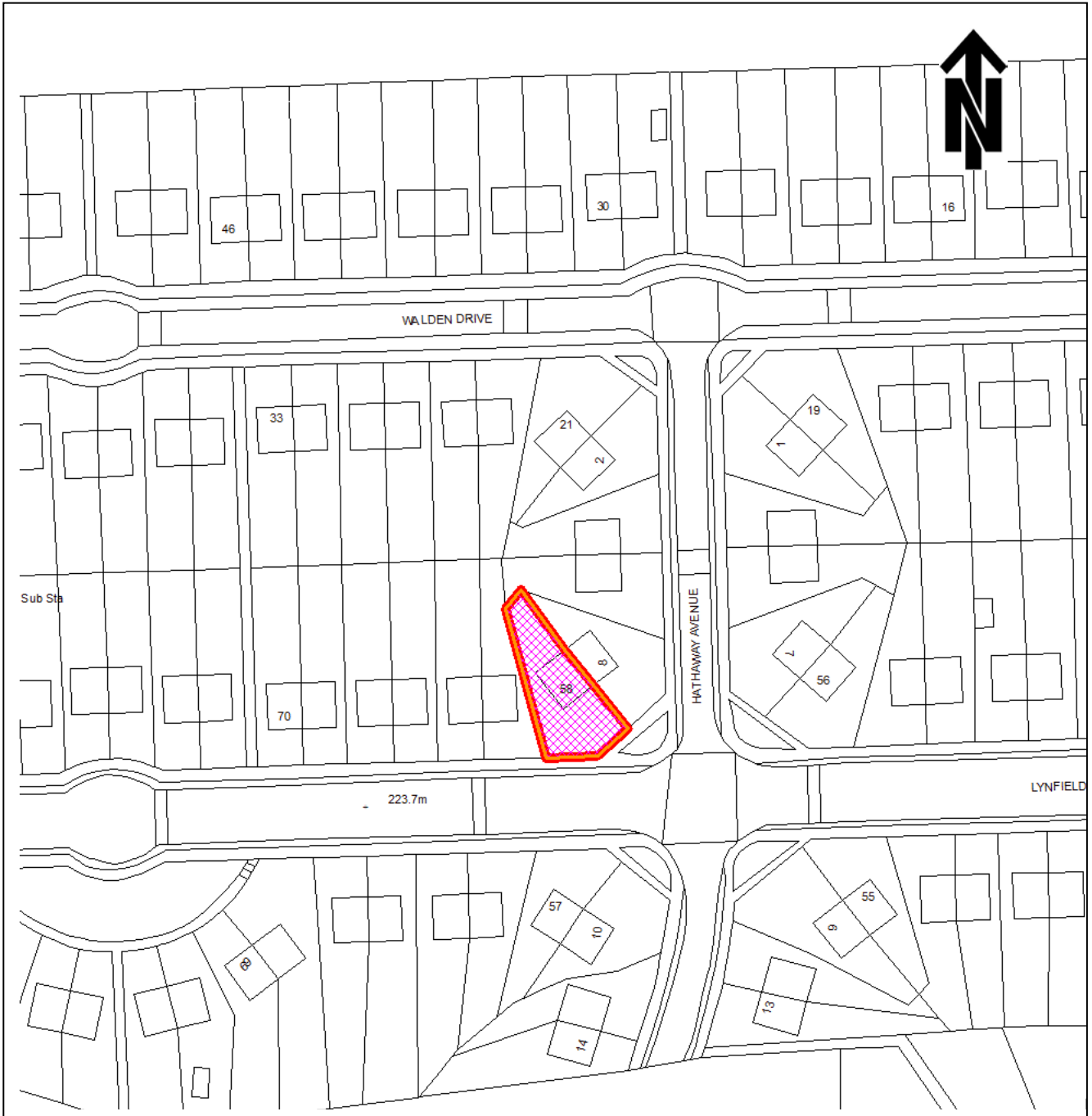
The car parking area has not been laid out and goods/materials are being stored outside on the land.

On 20 January 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice (Breach of Condition). It is considered expedient to instigate Enforcement (Legal) Action as the breach of conditions is detrimental to highway safety, residential amenity and visual amenity, contrary to Policies UR3, TM2, TM11 and TM19a of the Council's adopted Replacement Unitary Development Plan.

Area Planning Panel (Bradford)

15/00190/ENFAPP

9 March 2016



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ITEM NO. : 18	LOCATION: 58 Lynfield Drive Bradford
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9 March 2016

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

Enforcement Reference:
15/00190/ENFAPP

Site Location:
58 Lynfield Drive, Bradford, BD9 6EJ

Breach of Planning Control:
Construction of two storey and single storey extension.

Circumstances:
It was brought to the attention of the Local Planning Authority the extension under construction at the above property was not in accordance with the approved plans. The development was challenged as unauthorised and the owner of the property contacted to discuss the matter.

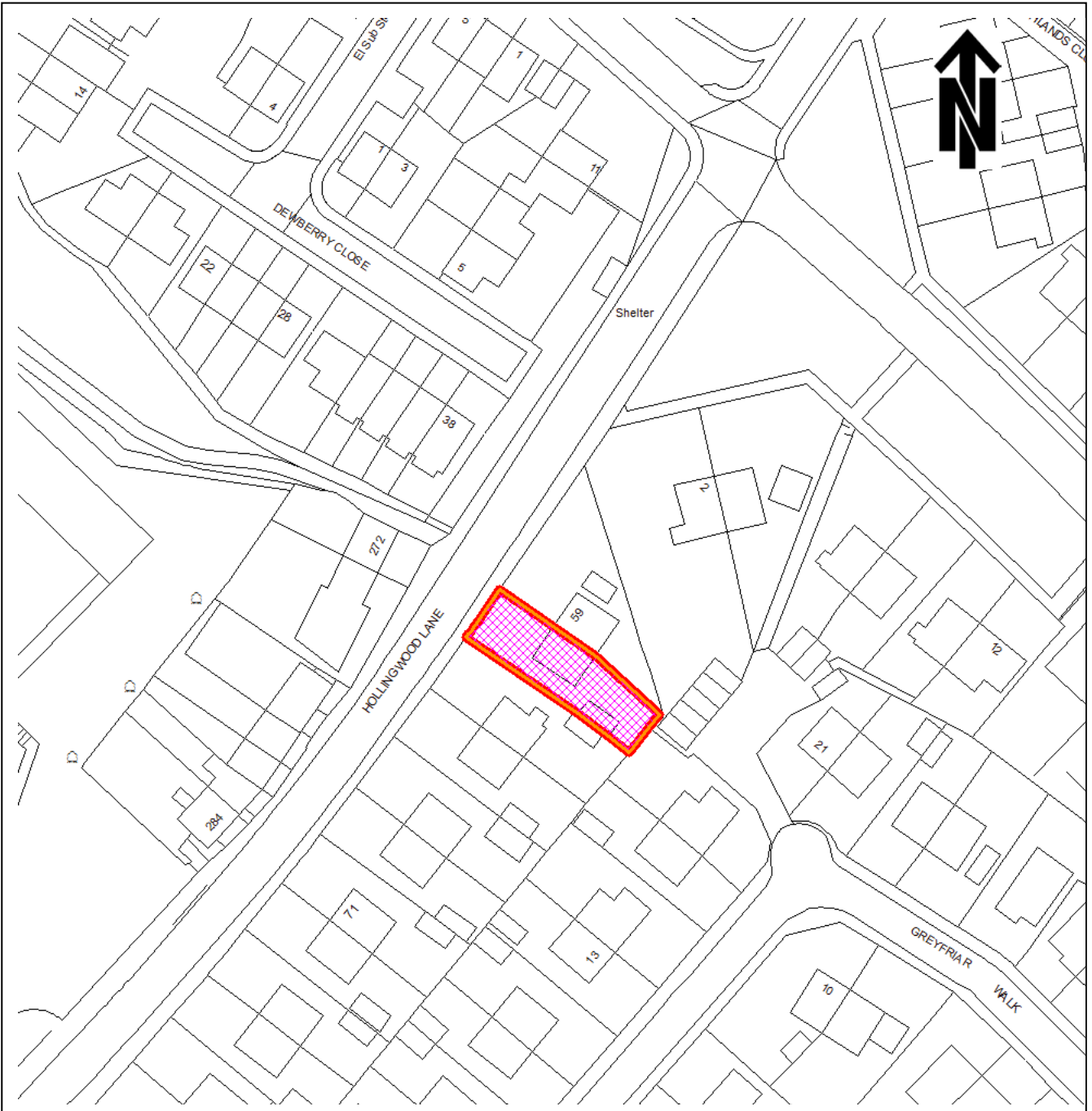
The unauthorised extension introduces unrestricted overlooking to the private amenity space of the adjacent property to the detriment of the residential amenity of the occupiers contrary to the Councils Householder Supplement Planning Document, Policies UDP3, UR3 and D1 of the Replacement Unitary Development Plan and national policy set out in the National Planning Policy Framework.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 20 January 2016.

Area Planning Panel (Bradford)

15/00175/ENFAPP

9 March 2016



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ITEM NO. : 19	LOCATION: 61 Hollingwood Lane Bradford
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9 March 2016

Item Number: 19
Ward: GREAT HORTON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/00175/ENFAPP

Site Location:
61 Hollingwood Lane, Bradford, BD7 4BE

Breach of Planning Control:
Construction of dormer window.

Circumstances:

It was brought to the attention of the Local Planning Authority that the dormer window under construction at the above property was not in accordance with granted application. The owner of the property has failed to take action and a further site visit has confirmed that the dormer window remains unauthorised.

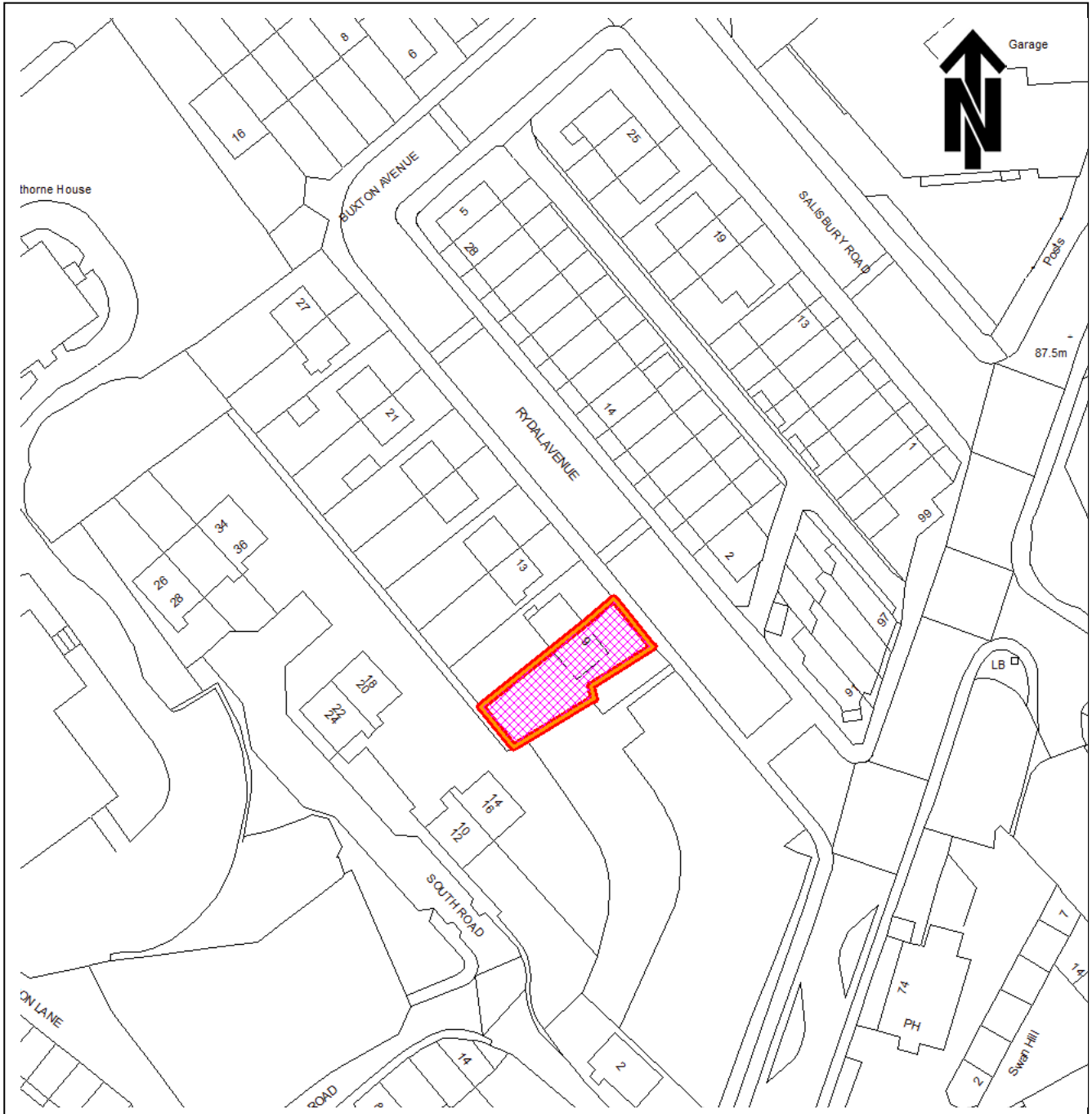
The unauthorised dormer window due to its scale, prominent position and the use of inappropriate and mixed materials introduces an incongruous feature to the detriment of the visual amenity of the existing property and wider surrounding area contrary to the Councils Householder Supplement Planning Document, Policies UDP3, UR3 and D1 of the Replacement Unitary Development Plan and national policy set out in the National Planning Policy Framework.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 9 February 2016.

Area Planning Panel (Bradford)

14/01131/ENFUNA

9 March 2016



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<p>ITEM NO. : 20</p>	<p>LOCATION: 9 Rydal Avenue Bradford</p>
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9 March 2016

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

Enforcement Reference:
14/01131/ENFUNA

Site Location:
9 Rydal Avenue, Bradford, BD9 4LS

Breach of Planning Control:
Construction of dormer window to side elevation of the rear extension.

Circumstances:
It was brought to the attention of the Local Planning Authority that the occupier of the above property as part of the construction of a new extension (which itself does not accord strictly with the approval) had also added a rear side facing dormer window for which planning permission had not been sought. The construction was challenged as unauthorised however the owner of the property failed to take action to attempt to rectify the breach of planning control.

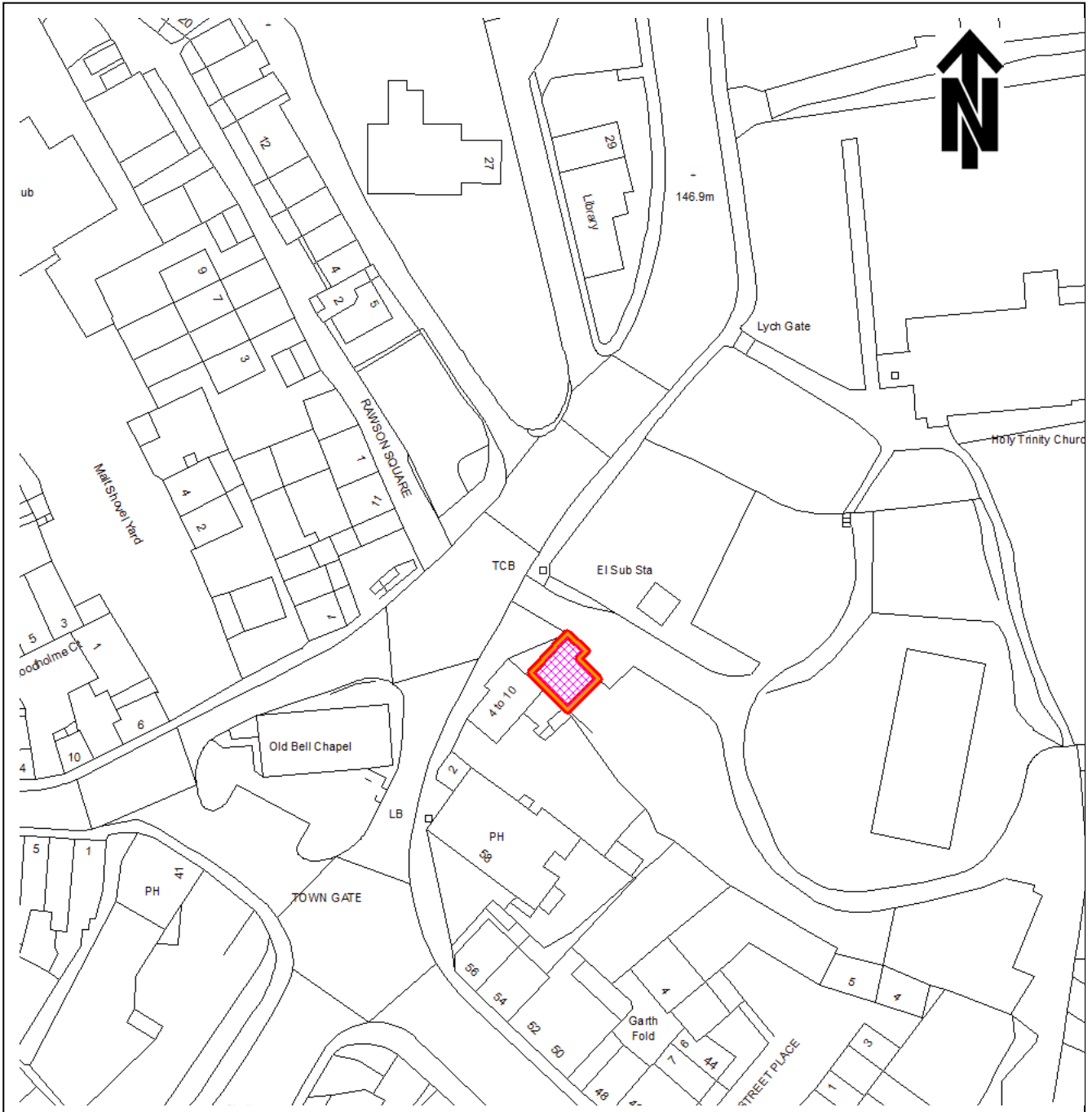
The unauthorised dormer window is detrimental to both visual and residential amenity contrary to the Council's Householder Supplement Planning Document, Policies UDP3, UR3 and D1 of the Replacement Unitary Development Plan and national policy set out in the National Planning Policy Framework.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 20 January 2016.

Area Planning Panel (Bradford)

14/00975/ENFUNA

9 March 2016



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<p>ITEM NO. : 21</p>	<p>LOCATION: Croft Top 8 Town Lane Bradford</p>
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9 March 2016

Item Number: 21
Ward: IDLE AND THACKLEY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
14/00975/ENFUNA

Site Location:
Croft Top, 8 Town Lane, Bradford

Breach of Planning Control:
Unauthorised fence.

Circumstances:

In December 2014 the Local Planning Authority received enquiries regarding the erection of a metal fence along the front boundary of the property, which stands within a designated Conservation Area.

Following the refusal of a retrospective planning application for the fence and an appeal against the Council's decision being dismissed, the unauthorised metal fence was removed.

However a timber fence has now been erected in the same position, for which planning permission is also required. Planning permission has not been granted and the timber fence is unauthorised.

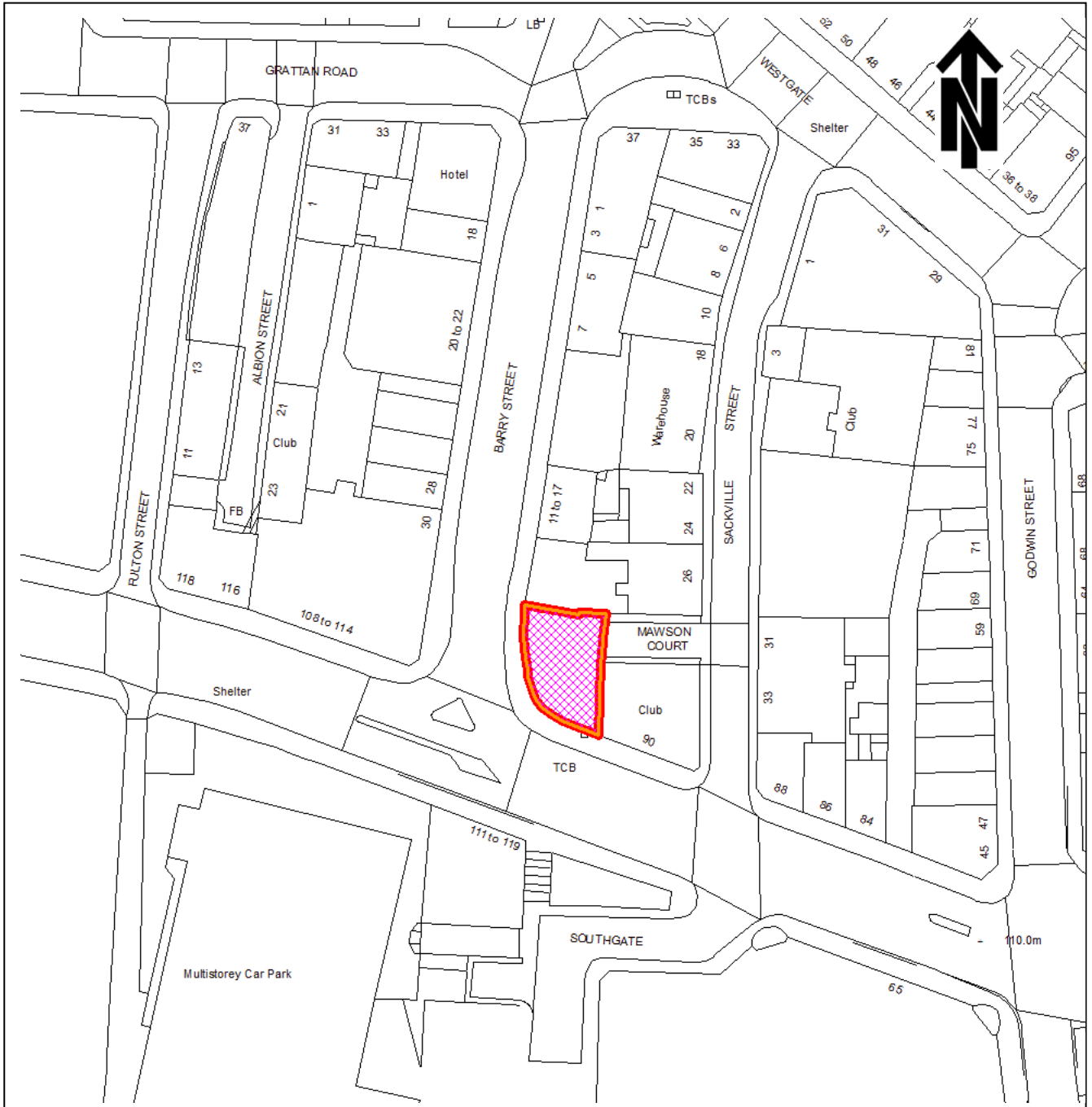
On 11 February 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised timber fence is detrimental to visual amenity by virtue of its design and appearance, contrary to Policies BH7, D1, UR3 and UDP3 of the Council's adopted Replacement Unitary Development Plan.

Area Planning Panel (Bradford)

12/00478/ENFUNA

9 March 2016



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<p>ITEM NO. : 22</p>	<p>LOCATION: Land Adjacent To 90 Sunbridge Road Bradford</p>
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9 March 2016

Item Number: 22
Ward: CITY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
12/00478/ENFUNA

Site Location:
Land adjacent to 90 Sunbridge Road, Bradford

Breach of Planning Control:
Unauthorised structures.

Circumstances:
In June 2012 the Local Planning Authority received an enquiry regarding the use of the land in connection with the adjacent public house business. The land is within a designated Conservation Area.

Whilst the use of the land is acceptable, two timber structures have been erected on the land for which planning permission is required.

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

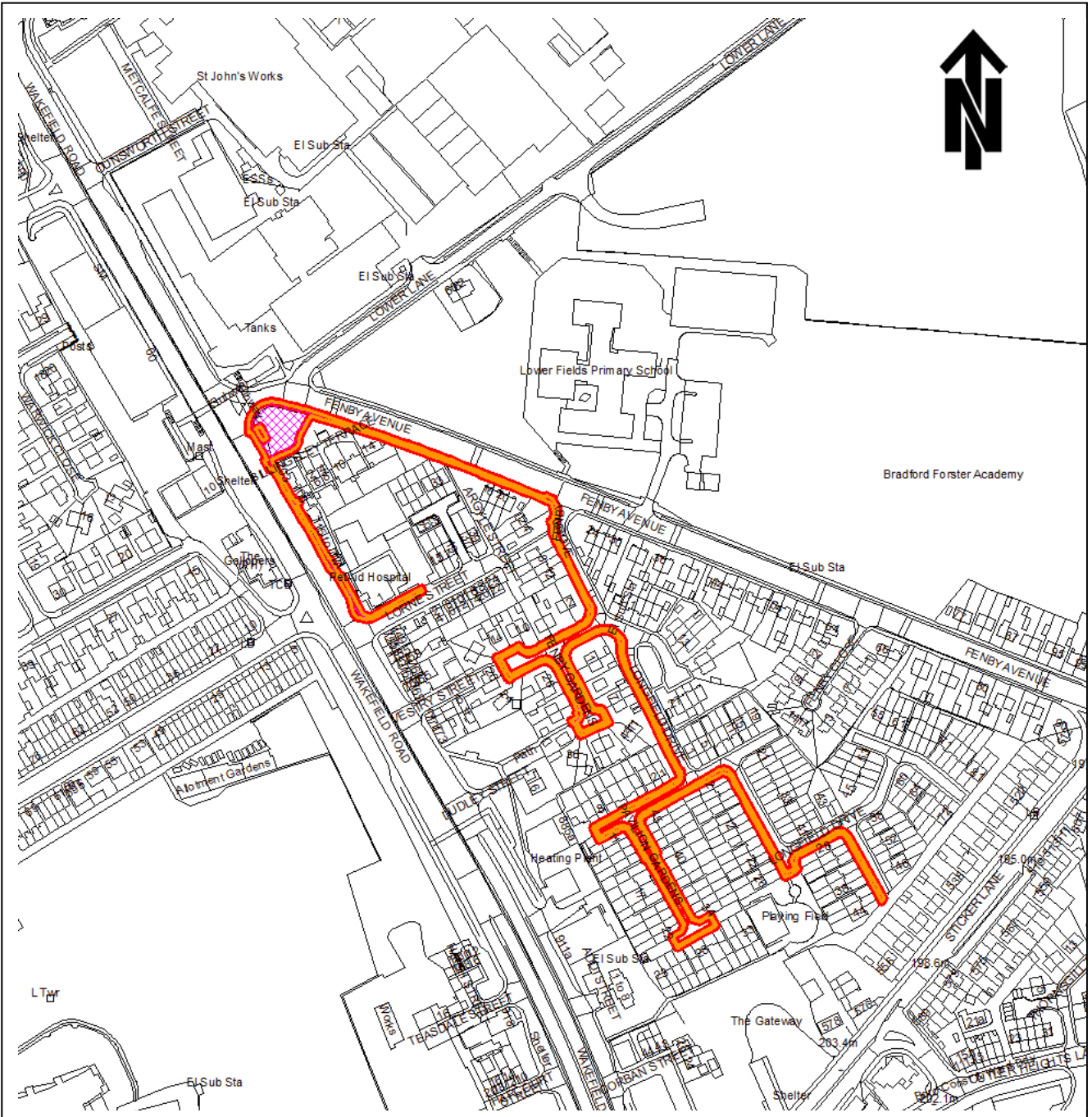
The unauthorised structures remain in place and on 11th February 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised structures are detrimental to visual amenity by virtue of their design and appearance, contrary to Policies BH7, D1, UR3 and UDP3 of the Council's adopted Replacement Unitary Development Plan.

Area Planning Panel (Bradford)

16/00032/ENFAPP

9 March 2016



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<p>ITEM NO. : 23</p>	<p>LOCATION: Land At Junction Of Fenby Avenue And Wakefield Road Bradford</p>
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9 March 2016

Item Number: 23
Ward: BOWLING AND BARKEREND
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
16/00032/ENFAPP

Site Location:
Land lying to the east of Wakefield Road (Junction of Fenby Avenue), Bradford.

Breach of Planning Control:
Unauthorised development – Construction of three dwellings, boundary treatments, associated ground works and hard surfacing.

Circumstances:
Planning permission was granted under reference 14/02766/FUL for the construction of four dwellings on the land. Further to the receipt of complaints a site inspection was carried out to the land and it was noted that the three new dwellings adjacent to Wakefield Road have not been constructed in accordance with the approved plans.

The design of the dwellings is considered to be detrimental to the character and visual amenity of the immediate and surrounding area including nearby listed buildings due to the lack of traditional features, poor fenestration detail, general design, bulking and massing. The first floor side window results in overlooking to the amenity space and windows of existing nearby dwellings to the detriment of residential amenity.

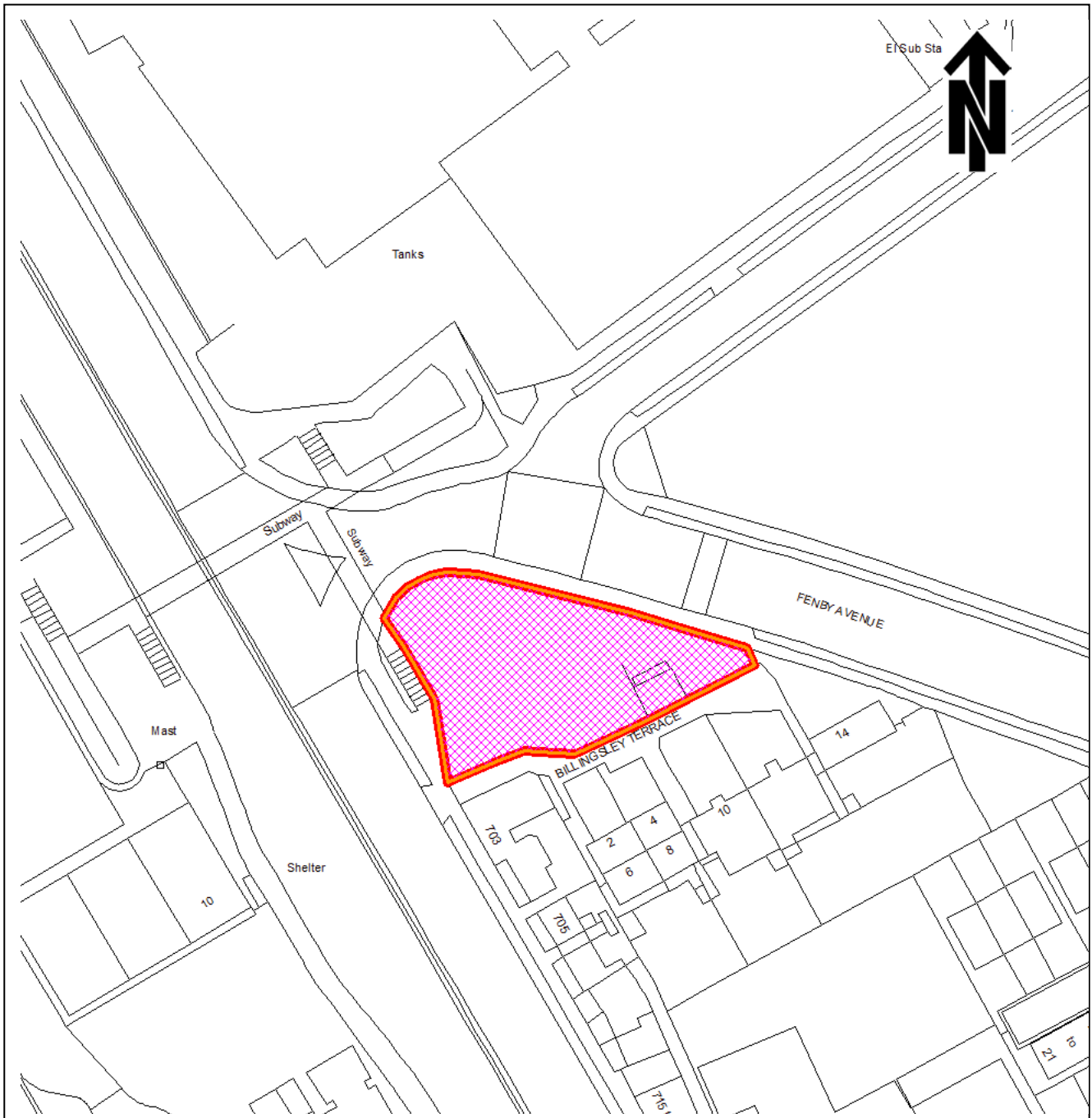
The unauthorised works carried out are therefore contrary to Policies UDP3, BH4A, D1 and UR3 of the Council's Replacement Unitary Development Plan.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on the 20 January 2016.

Area Planning Panel (Bradford)

16/00043/ENFUNA

9 March 2016



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ITEM NO. : 24	LOCATION: Land At Junction Of Fenby Avenue And Wakefield Road Bradford
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9 March 2016

Item Number: 24
Ward: BOWLING AND BARKEREND
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
16/00043/ENFUNA

Site Location:
Land lying to the east of Wakefield Road (Junction of Fenby Avenue), Bradford.

Breach of Planning Control:
Construction of timber boundary fence to the boundary of Billingsley Terrace and A650 Wakefield Road.

Circumstances:
It was brought to the attention of the Local Planning Authority that new fencing had been constructed on the above land.

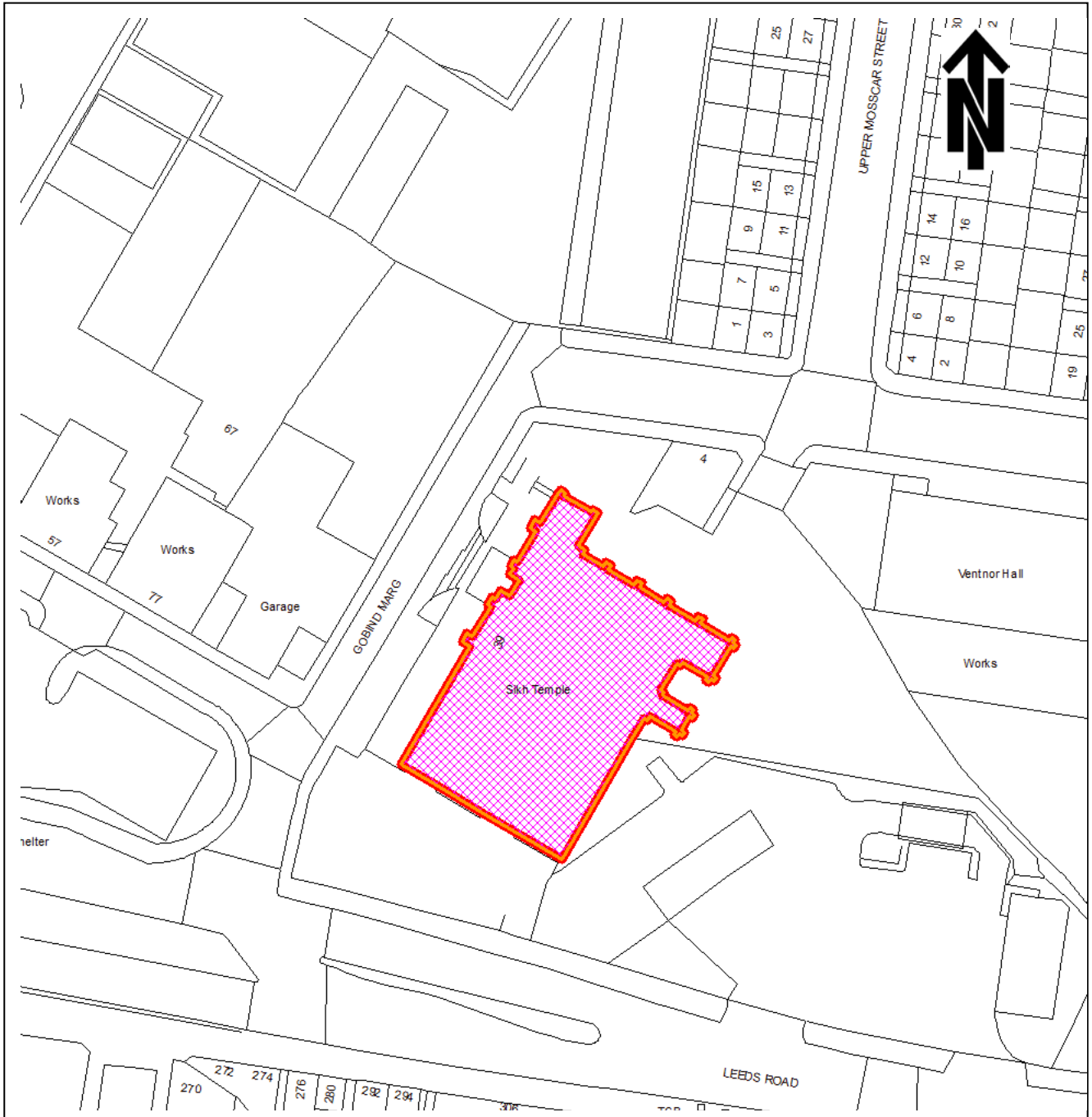
The unauthorised fencing due to its design, location and the narrow road junction restricts visibility when exiting Billingsley Terrace onto the main classified A650 Trunk Road within close proximity of the major junction of Fenby Avenue and is therefore significantly detrimental to highway and pedestrian safety and the safe and free flow of traffic on the classified A650 highway and detrimental to the setting of the nearby Grade II listed buildings. The fencing is therefore contrary to Policies TM19A, D1, BH4A, UR3, UDP3 and TM2 of the Councils Replacement Unitary Development Plan.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 20 day of February 2016.

Area Planning Panel (Bradford)

15/00351/ENFUNA

9 March 2016



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ITEM NO. : 25

LOCATION:

**Sikh Temple
Gobind Marg Bradford**

9 March 2016

Item Number: 25
Ward: BOWLING AND BARKEREND
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/00351/ENFUNA

Site Location:
Land at Sikh Temple, Gobind Marg, Bradford, BD3 9JN

Breach of Planning Control:
Construction of rendered building with two metal containers and heat exchange units.

Circumstances:
It was brought to the attention of the Local Planning Authority that the occupiers of the above land had carried out works for which planning permission was required. The owner of the land was challenged and requested to take action to rectify the breach of planning control however no response was received and the unauthorised works remained in situ.

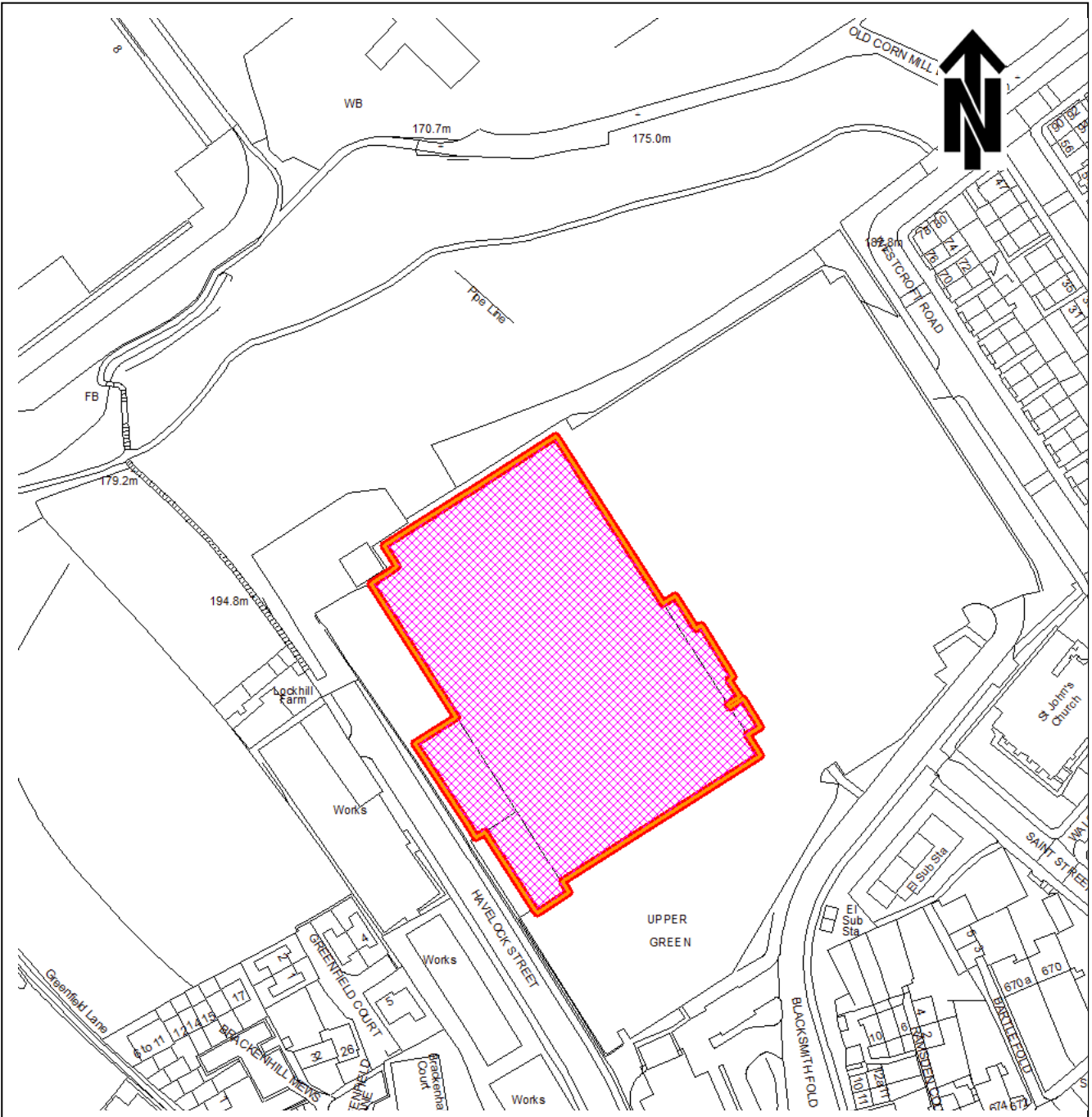
The unauthorised building, heat exchange units and metal containers due to their scale, poor design, use of inappropriate materials and prominent position introduce a most incongruous feature to the detriment of the visual amenity of the existing property and wider surrounding area contrary to Policies UDP3, UR3, D1 and D10 of the Replacement Unitary Development Plan and national policy set out in the National Planning Policy Framework.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 20 January 2016.

Area Planning Panel (Bradford)

15/00138/ENFCON

9 March 2016



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LOCATION:

ITEM NO. : 26

Tesco
700 Great Horton Road Bradford

9 March 2016

Item Number: 26
Ward: GREAT HORTON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/00138/ENFCON

Site Location:
Superstore, 700 Great Horton Road, Bradford

Breach of Planning Control:
Non- compliance with planning condition.

Circumstances:
When planning permission was granted in January 2006, for the construction of the new superstore it was subject to a number of planning conditions. In particular condition 21 required (paraphrased) deliveries to the service yard (and collections for home shopping deliveries) shall be restricted to the hours of 0700 to 2300hrs.

The Local Planning Authority (LPA) received complaints in 2014, alleging that condition 21 was not being complied with. Requests by the LPA for the condition to be complied have been ignored.

The Planning Manager (Enforcement and Trees) under delegated powers authorised enforcement action on 16 February 2016, requiring compliance with the planning condition.

DECISIONS MADE BY THE SECRETARY OF STATE

Appeal Allowed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
27	Clayton And Fairweather Green (ward 08)	6 Crestville Close Bradford BD14 6DZ Construction of single storey rear extension of the following dimensions:- Depth of extension from original rear wall: 6M Maximum height of extension: 3.7M Height to eaves of extension: 2.7M Case No: 15/03136/PNH Appeal Ref: 15/00130/APPNH1

Appeal Dismissed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
28	Royds (ward 21)	2 Northern Close Bradford BD7 4PR Appeal against Enforcement Notice - Case No: 13/00590/ENFCON Appeal Ref: 15/00113/APPENF
29	Manningham (ward 19)	232 Whetley Lane Bradford BD8 9DL Appeal against Enforcement Notice - Case No: 14/00591/ENFUNA Appeal Ref: 15/00105/APPENF
30	Bolton And Undercliffe (ward 04)	72 Ashbourne Way Bradford BD2 4DU Construction of single storey rear extension of the following dimensions:- Depth of extension from original rear wall: 6.0m Maximum height to extension: 2.7m Height to eaves of extension: 2.66m - Case No: 15/03646/PNH Appeal Ref: 15/00140/APPHOU

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
31	Manningham (ward 19)	78 Oak Lane Bradford BD9 4RE Appeal against Enforcement Notice - Case No: 13/00782/ENFUNA Appeal Ref: 15/00108/APPENF
32	Thornton And Allerton (ward 23)	Land At Wellfield Bar Farm Brighouse And Denholme Road Queensbury Installation of a single wind turbine with a hub height of 23.80m and a tip height of 36.60m - Case No: 14/04377/FUL Appeal Ref: 15/00072/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