

Application No: 20/05039/FUL

GRFULZ

**TOWN AND COUNTRY PLANNING ACT, 1990 (AS AMENDED)  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(ENGLAND) ORDER 2015**

**Mr Hunter  
C/O Mr Andy Brook  
Code L6 Architecture Ltd  
31 Halifax Road  
Brighouse  
HD6 2AA**

**GRANT OF PLANNING PERMISSION**

**Proposal:** Construction of 3 No dwellings  
**Location:** 575 Halifax Road Bradford West Yorkshire BD6 2DJ  
**Applicant:** Mr Hunter  
**Date Application Received:** 4 November 2020  
**Date Application Valid:** 18 December 2020

City of Bradford Metropolitan District Council hereby gives notice of its decision to **GRANT** planning permission for the development described above, in accordance with the plans, drawings and documents which form part of the application as listed below, and subject to the following schedule of conditions:

**CONDITIONS AND ASSOCIATED REASONS:**

1. The development to which this notice relates must be begun not later than the expiration of three years beginning with the date of this notice.

Reason: To accord with the requirements of Section 91 of the Town and Country Planning Act, 1990 (as amended).

2. The development hereby approved shall only be carried out in accordance with the approved plans listed below:-

<b>Plan Type</b>	<b>Plan Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan with Existing Site Plan	19-110-01		4th Nov 2021
Proposed Plans and Elevations	19-110-10		4th Nov 2021
Proposed Sections	19-110-11		25th Feb 2021

Reason: For the avoidance of doubt as to the terms under which this planning permission has been granted.

**Application No: 20/05039/FUL**

GRFULZ

3. No piped discharge of surface or foul water shall take place from the development until details of a scheme for foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. Surface water must first be investigated for potential disposal through use of sustainable drainage techniques and the developer must submit to the Local Planning Authority a report detailing the results of such an investigation together with the design for disposal of surface water using such techniques or proof that they would be impractical. The scheme so approved shall thereafter be implemented in full before the first occupation of the development.

Reason: In the interests of the amenity of future occupiers, pollution prevention and the effective management of flood risk and to accord with Policies DS5, EN7 and EN8 of the Core Strategy Development Plan Document.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any subsequent equivalent legislation) no development falling within Class A-B of Part 1 of Schedule 2 of the said Order shall be carried out without the prior written permission of the Local Planning Authority.

Reason: In order to protect the amenity of the adjacent neighbouring properties in accordance with Policy DS5 of the the Core Strategy.

5. Before the first occupation of any of the dwellings hereby approved, every property on the site with dedicated parking shall be provided with access to a fully operational 3 pin socket on a dedicated 16Amp circuit, capable of providing a 'trickle' charge to an electric vehicle. Charging points should be provided via outdoor, weatherproof sockets within easy access of the parking area or within a dedicated garage space. All electric vehicle charging points shall be clearly marked with their purpose and drawn to the attention of new residents in their new home welcome pack.

Reason: To facilitate the uptake and use of low emission vehicles by future occupants and reduce the emission impact of traffic arising from the development in line with policy EN8 of the Core Strategy Development Plan Document, the West Yorkshire Low Emission Strategy and the National Planning Policy Framework.

6. Notwithstanding any details shown on the submitted plans before development begins on site, arrangements shall be made with the Local Planning Authority for the inspection of all facing materials to be used in the development hereby permitted. The sample shall then be approved in writing by the Local Planning Authority and the development constructed in accordance with the approved details.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and to accord with Policies DS1 and DS3 of the Core Strategy Development Plan Document.

**Application No: 20/05039/FUL**

GRFULZ

7. The development hereby permitted shall be constructed using external facing and roofing materials as specified on the hereby approved drawing number 19-110-10, dated 09/01/20.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and to accord with Policies DS1 and DS3 of the Core Strategy Development Plan Document.

8. Notwithstanding details shown on the approved drawings the dormer cheeks and non-glazed sections of the face of the rear dormer windows shall be clad using vertically hung slates of similar colour and finish to the proposed roof slates.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and to accord with Policies DS1 and DS3 of the Core Strategy Development Plan Document.

9. All windows serving bathrooms and W.C rooms on the dwellings hereby approved shall be glazed in obscure glass. Thereafter, these windows shall be retained with obscure glazing whilst in use.

Reason: To protect the amenity and privacy of the future occupants of the dwellings and to accord with Policy DS5 of the Core Strategy Development Plan Document.

10. Before any part of the development hereby permitted is brought into use, the off-street parking facility, access road and turning facilities shall be constructed of porous materials, or made to direct run-off water from a hard surface to a permeable or porous area within the curtilage of the site, and laid out with a gradient no steeper than 1 in 15. The parking, access road and turning facilities so formed shall be retained whilst ever the use hereby permitted subsists.

Reason: In the interests of highway safety and drainage, and to accord with policies TR2 and EN7 of the Core Strategy Development Plan Document.

11. If, during the course of development, contamination is found to be present, no further works shall be undertaken in the affected area and the contamination shall be reported to the Local Planning Authority as soon as reasonably practicable (but within a maximum of 5 days from the find). Prior to further works being carried out in the identified area, a further assessment shall be made and appropriate remediation implemented in accordance with a scheme also agreed in writing by the Local Planning Authority.

Reason: To ensure that the site is remediated appropriately for its intended use and to comply with policy EN8 of the Core Strategy Development Plan Document.

GRFULZ

**INFORMATIVES:**

Informative: You are advised that the approved development is Community Infrastructure Levy (CIL) liable. The Council will issue you with a CIL liability notice detailing the CIL charge payable shortly. If the CIL liability is £0 then no further action is required.

Where the CIL liability exceeds £50, the CIL charge will be payable on the commencement of the development. If you have not assumed liability to pay the CIL you should do this as soon as possible (financial penalties can be applied for not assuming liability to pay CIL). For CIL purposes, planning permission permits development as at the date of this notice. However, before development commences (this includes the demolition of any existing buildings on site) you must submit a CIL Commencement Notice to the council. Failure to do this will result in the loss of any CIL relief (e.g. Self-Build) and the imposition of financial surcharges. More information on the CIL is available at: [www.bradford.gov.uk/planningforms](http://www.bradford.gov.uk/planningforms). For any queries please contact the CIL officer by email at [cil@bradford.gov.uk](mailto:cil@bradford.gov.uk).

Informative: Please note that the development hereby approved may contain conditions that require details to be submitted to and approved in writing by the Council either prior to the commencement of the development or at another specified period. To comply with the requirements of these conditions the developer is required to submit an "application for the approval of details reserved by a condition". For more information about the application process and fee please go to [www.bradford.gov.uk/planning](http://www.bradford.gov.uk/planning) and click on "Apply for planning". Works must not commence until the necessary approval(s) have been obtained.

Informative: Please note that this approval does not convey any form of approval under the Building Regulations. You are therefore advised to contact Building Control to find out whether your proposal requires building regulations approval before starting work. Contact Building Control on 01274 433807. Email - [buildingcontrol@bradford.gov.uk](mailto:buildingcontrol@bradford.gov.uk)

Informative: If any aspect of your proposed works affects existing public footways, public highway, public rights of way, street lighting columns, erection of equipment on the highway or a new vehicular access you must ensure that relevant Highway Legislation and Statutory Notices are complied with and that all relevant fees are paid prior to commencement of your works. Please contact the Network Resilience and Management Team on 01274 437420 or email [network.management@bradford.gov.uk](mailto:network.management@bradford.gov.uk)

Informative: If your development involves the construction of a new road, a new footway to an existing road or a new public right of way, please contact the Highway Development Control office on 01274 433707 before any building work commences. Please note that Section 38 agreements take 6 -12 weeks to process.

**Application No: 20/05039/FUL**

GRFULZ

Informative: If your development involves the construction of a new junction, or any alteration of an existing road or footway or street lighting columns, prior agreement (S278) by the Highway Authority is required. Please contact the Highway Development Control office on 01274 433707 before any building work commences. Please note that Section 278 agreements take 12-18 weeks to process.

Informative: In dealing with this planning application the Local Planning Authority adopted a positive and proactive manner. The Council offers a pre-application service for minor and major applications and applicants are encouraged to undertake this. Proposals are assessed against the National Planning Policy Framework, Local Plan for Bradford policies and Supplementary Planning Documents, which have been subject to proactive publicity and consultation prior to their adoption and are referred to in the reason for approval or reason(s) for refusal. The Local Planning Authority has sought solutions to problems arising by liaising with consultees, considering other representations received and liaising with the applicant/agent as necessary. Where appropriate, changes to the proposal were sought when the statutory determination timescale allowed.

Informative: Plans associated with this application can be viewed at [www.bradford.gov.uk/planning](http://www.bradford.gov.uk/planning) and click on "view planning applications"

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# YOUR RIGHTS IN CONNECTION WITH THIS NOTICE

## Appeals to the Secretary of State

### APPLICATIONS FOR PLANNING PERMISSION

If you are aggrieved by the decision of the local planning authority to grant planning permission subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal your local planning authority's decision then you must do so within 6 months of the date of this notice\*.

However, if an Enforcement notice has been served for the same or very similar development, the time limit is:

- **28 days from the date of the Local Planning Authority's decision** if the Enforcement Notice was served before the decision was made, yet not longer than 2 years before the application was made, or
- **28 days from the date the Enforcement Notice** was served, if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application for and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

You must send a copy of your appeal to Department of Place, Development Services, Britannia House, Hall Ings, Bradford or [planning.appeals@bradford.gov.uk](mailto:planning.appeals@bradford.gov.uk).

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

\*Applicants are advised that it is the Council's understanding that the time period for lodging an appeal is reckoned from the date of issue of this notice.

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