

Application No: 10/01320/OUT

GROUTZ

TOWN AND COUNTRY PLANNING ACT, 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)
ORDER 1995

Mr G Hussain
C/O SR Design
2A Rossefield Road
Bradford
West Yorkshire
BD9 4DA

GRANT OF OUTLINE PLANNING PERMISSION

Proposal: Demolition of garages and construction of residential development

Location: Garages North Of 106 Sandford Road Bradford West Yorkshire

Applicant: Mr G Hussain

Date Application Received: 19 March 2010

Date Application Valid: 17 May 2010

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

CONDITIONS AND ASSOCIATED REASONS:

1. Application for approval of the matters reserved by this permission for subsequent approval by the Local Planning Authority shall be made not later than the expiration of three years beginning with the date of this notice.

Reason: To accord with the requirements of Section 92 of the Town and Country Planning Act, 1990. (as amended)

2. The development to which this notice relates must be begun not later than the expiration of two years from the date of the approval of the matters reserved by this permission for subsequent approval by the Local Planning Authority, or in the case of approval of such matters on different dates, the date of the final approval of the last of such matters to be approved.

Reason: To accord with the requirements of Section 92 of the Town and Country Planning Act, 1990 (as amended).



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3. Before any development is begun plans showing the:

- i) appearance; and
- ii) landscaping must be submitted to and approved in writing by the Local Planning Authority.

Reason: To accord with the requirements of Article 3 of the Town and Country Planning (General Development Procedure) Order 1995.

4. The development hereby approved shall only be carried out in accordance with the amended plan SR-906-1B dated and received by the Local Planning Authority on 27.07.2010 showing two visitor parking bays and a 1.8 metre footway unless subsequent reserved matter approvals indicate otherwise.

Reason: For the avoidance of doubt as to the terms under which this outline planning permission has been granted since amended plans have been received and to accord with Policy UR3 of the Replacement Unitary Development Plan.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any subsequent equivalent legislation) no development falling within Classes A to E 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: To protect the amenity of nearby residents and the appearance of the present street scene and to accord with Policy UR3 and D1 of the Replacement Unitary Development Plan.

6. Before the dwellings to be constructed are brought into use the proposed car parking spaces shall be laid out, hard surfaced, sealed and drained within the curtilage of the site in accordance with the approved drawings. The gradient shall be no steeper than 1 in 15 except where otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to accord with Policy TM12 of the Replacement Unitary Development Plan.

7. Any gates to be constructed as part of the development shall not open over the highway.

Reason: In the interests of highway safety and to accord with Policy TM19A of the Replacement Unitary Development Plan.



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8. Before the development is brought into use the footway hereby approved shall be laid out to a specification approved in writing by the local planning authority.

Reason: In the interests of highway and pedestrian safety and to accord with policy UR3 and D1 of the Replacement Unitary Development Plan.

9. The development shall be drained using separate foul sewer and surface drainage systems.

Reason: In the interests of pollution prevention and to ensure a satisfactory drainage system is provided and to accord with Policies UR3 and NR16 of the Replacement Unitary Development Plan.

10. No development shall commence until a section 278 Agreement under the Highway Act 1980 has been completed with the Council, in relation to the off site highway works which comprise the provision of a visitor parking lay-by on Fitzroy Road. The development shall not be brought into use until the off site highway works have been carried out to the satisfaction of the local planning authority.

Reasons: To ensure that a suitable car parking provision is made for visitors in the interest of highway safety and to accord with policies TM2 and TM12 of the Replacement Unitary Development Plan.

11. The development shall not begin until details of a scheme for separate foul and surface water drainage, including any balancing works or off-site works, 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: To ensure proper drainage of the site and to accord with policies UR3 and NR16 of the Replacement Unitary Development Plan.

REASON FOR THE DECISION

The development is considered to be an efficient use of previously developed land which would not adversely affect the local environment, residential amenity, highway safety or the free flow of traffic in the locality to a material degree. No insurmountable problems with regard to foul and surface water drainage, biodiversity or community safety are likely. Consequently the development subject to conditions is considered to comply with policies



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UR2, UR3, UR6, H7, H8, TM2, TM10, TM12, TM19A, D1, D4, D5, NE10, CF6, NR16 and P7 of the Replacement Unitary Development Plan, national guidance contained within PPS1 and PPS3 and supplementary planning guidance contained within the revised House Extensions Policy Document.

FOOTNOTES:

Footnote: 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". Applications can be submitted online via the planning portal or in paper format to: Planning Service 3rd Floor Jacobs Well Bradford BD1 5RW. There is a charge for this service; £85 per request (£25 per request for householder developments). For more information please go to www.bradford.gov.uk/planningforms. Works must not commence until the necessary approval(s) have been obtained.

Footnote: If your development affects any street lighting columns please contact The Street Lighting Unit, Flockton House, Flockton Road, Bradford, BD4 7RY, telephone 01274 434019 before building commences.

Footnote: Where the closure or diversion of the highway is involved, there is a legal procedure under Part 247 of the Town and Country Planning Act 1990 which will have to be undertaken before any part of the planning permission may be implemented. The planning permission does not in itself alter the status of a public highway and it will be necessary for an Order to be obtained formally extinguishing the public highway. Until such time as the highway is extinguished work to it in connection with the carrying out of this development may be unlawful.

Details of the procedures may be discussed with John Rowley of the Highways Department on (01274) 437413. If no objections are received to the Order (or if the objections are resolved), and the Order is made, then and only then, may the development be implemented in accordance with the approved plans.

Footnote: If the developer wishes to discharge the foul or surface water to any existing drainage system, then the existing system must be proved both hydraulically and structurally adequate.

Footnote: The development must be undertaken in such a manner so as not to change the overland surface water flow patterns to the detriment of adjacent landowners. Particular attention should be paid to ensuring ground levels are not changed at the site boundary.



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