



Appeal Decision

Site visit made on 7 September 2021

by Mrs Chris Pipe BA(Hons), DipTP, MTP, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11 October 2021.

Appeal Ref: APP/W4705/D/21/3275731
43 Skipton Road, Ilkley LS29 9HB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Petty against the decision of the City of Bradford Metropolitan District Council.
 - The application Ref 21/01208/HOU, dated 5 March 2021, was refused by notice dated 30 April 2021.
 - The development proposed is timber screening and canopy.
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Decision

1. The appeal is allowed and planning permission is granted for erection of timber screening and canopy at 43 Skipton Road, Ilkley LS29 9HB in accordance with the terms of the application, Ref 21/01208/HOU dated 5 March 2021, and the plans submitted with it.

Procedural Matter

2. Notwithstanding the description of development for the proposed development, contained within the application form, I have reworded the description to clearly describe the proposal omitting the word retrospective and reference to the enforcement case.
3. At the time of my site visit, the development was in place. The application form made clear that the scheme had been submitted retrospectively and I have dealt with the appeal on that basis.

Main Issue

4. The main issue in this appeal is the effect of the development on the character and appearance of the area.

Reasons

5. The appeal site lies within a predominantly residential area, characterised by varying designs of properties. The appeal site is a modern semi-detached corner property fronting a busy highway.
6. In general boundaries in the immediate area are formed by low stone walls many properties have differing boundary treatments above the low wall feature such as hedging/planting or timber fencing. The boundary treatment wraps

around the corner plot and is set back from the facade of the low stone wall, similar to other boundary treatments in the area.

7. Whilst situated on a prominent corner given that many of the properties in the area vary in terms of boundary treatments the development does not appear incongruous to the streetscene.
8. The canopy over the gate, is not a typical feature in the area. Whilst the canopy is a noticeable design feature, I observed during my site visit that planting attached to the canopy will in time soften its appearance. Notwithstanding this the canopy in its current form does not detract from the character and appearance of the area.
9. I find that the proposed development would not harm the character and appearance of the area. There is no conflict with Policies DS1, DS3 and SC9 of the Local Plan for Bradford, Core Strategy Development Plan Document (2017), which seeks amongst other things that developments are of good design and are appropriate to the surrounding area.

Conclusion

10. For the above reasons I conclude that this appeal should be allowed.
11. Conditions relating to standard time limit for commencement of development, plans to be adhered to and materials to be used are not relevant or necessary as the development is complete.

C Pipe

INSPECTOR