



Appeal Decision

Site visit made on 22 March 2022

by Graham Wraight BA(Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 29 March 2022

Appeal Ref: APP/W4705/D/22/3293076

3 Undercliffe Lane, Bradford BD3 0DW

- 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 Islam Hussain against the decision of City of Bradford Metropolitan District Council.
 - The application Ref 21/05453/HOU, dated 27 October 2021, was refused by notice dated 12 January 2022.
 - The development proposed is a 1st Floor Rear Extension.
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Decision

1. The appeal is allowed and planning permission is granted for a 1st Floor Rear Extension at 3 Undercliffe Lane, Bradford BD3 0DW in accordance with the terms of the application, Ref 21/05453/HOU, dated 27 October 2021, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 1458/01A and 1458/06.

Main Issue

2. The main issue is whether the proposed development would provide acceptable living conditions for its future occupants, with regard to outlook.

Reasons

3. The proposal would be constructed between the rear elevation of the appeal property and the boundary wall with the adjacent dwelling on Airdale College Terrace. Due to the fact that the dwellings on that road are at a higher ground level, that the intervening boundary wall is of a significant height and that the proposal would be partially angled towards and close to its host building, the outlook from the proposed bedrooms that form part of the appeal proposal would be impaired.
4. However, the outlook from these rooms would not be so constrained in their relationship to these other built forms so as to create a living environment that would be unsuitable or unacceptable for future occupants. Furthermore, the proposed balconies and bi-fold doors would serve to provide future occupants with the opportunity to enhance their outlook through their use.
5. In conclusion therefore, the proposal would provide acceptable living conditions for its future occupants. Consequently, there would be no conflict with Policy

DS5 of the Core Strategy Development Plan Document 2017, where it relates to the living conditions of prospective residents.

Conditions

6. Conditions are required with respect to the period to commence development and the approved plans, in the interests of providing certainty. The external facing materials to be used on the proposal are shown on the plans, and these would be visually acceptable. A separate condition is therefore not required with respect to materials.

Conclusion

7. For the reasons given above, I conclude that the appeal should be allowed.

Graham Wraight

INSPECTOR