



Appeal Decision

Site visit made on 26 April 2022

by Chris Baxter BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12 May 2022

Appeal Ref: APP/W4705/W/22/3293901

2a Rossefield Road, Bradford BD9 4DD

- 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 Abdul Hameed against the decision of City of Bradford Metropolitan District Council.
 - The application Ref 21/06311/FUL, dated 21 December 2021, was refused by notice dated 2 February 2022.
 - The development proposed is described as “change of use to lower ground floor to self contained flat”.
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. The address of the site in the banner heading above is taken from the appeal form.
3. At my site visit, I was able to gain access to the property and I undertook an internal inspection, as well as making external observations of the property and its surroundings.

Main Issue

4. The main issue is the effect of the proposal on the living conditions of future occupiers of the flat with regards to outlook and light.

Reasons

5. The proposal would utilise the existing window and door openings. The windows would be small and given the size of these windows, the proposed bedroom and living room would not receive substantial amounts of natural light. The kitchen would not have any windows and therefore receive limited natural light. As the appeal property is set below ground level, the outlook from the proposed windows would be restricted.
6. Due to the scale and position of the proposed windows, the rooms of the flat would have an oppressive feel that have limited amounts of natural light and outlook. The proposal would therefore provide inadequate levels of living standards for future occupiers of the flat.
7. Accordingly, the proposal would have a harmful effect on the living conditions on future occupiers of the flat with regards to outlook and light. The proposal would be contrary to Policy DS5 of the Bradford Core Strategy Development

Plan Document 2017 and Homes and Neighbourhoods: A Guide to Designing in Bradford which seeks development to not harm the amenity of prospective users and residents.

Conclusion

8. The proposal would conflict with the development plan as a whole and there are no other considerations, including the provisions of the National Planning Policy Framework, which outweigh this finding.
9. Therefore, for the reasons given above, the appeal should be dismissed.

Chris Baxter

INSPECTOR