



Appeal Decision

Site visit made on 28 February 2023

by Peter Willows BA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 3 March 2023

Appeal Ref: APP/N4720/C/22/3308352

Land at 65 High Street, Yeadon, Leeds LS19 7SP

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended.
 - The appeal is made by Mr Abdullah Pirani against an enforcement notice issued by Leeds City Council.
 - The notice was issued on 23 September 2022.
 - The breach of planning control as alleged in the notice is Without the benefit of planning permission, the carrying out of alterations to the shop frontage.
 - The requirements of the notice are:
 - Step 1
Remove the alterations carried out to the shop frontage, reinstating the shop frontage to its form prior to the unauthorised development.
 - Step 2
Make good any damage caused to the stonework of the shop frontage resulting from compliance with step 1.
 - Step 3
Remove any resulting debris from the land and adjacent highway.
 - The period for compliance with the requirements is 4 months.
 - The appeal is proceeding on the ground set out in section 174(2)(g) of the Town and Country Planning Act 1990 as amended.
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Decision

1. The appeal is dismissed and the enforcement notice is upheld.

Reasons

2. The only issue in this case is whether the period specified in the notice for compliance with its requirements falls short of what should reasonably be allowed. The 4 months specified seems to me a reasonable period in which to complete the work required by the notice, which relates only to the shop frontage. I am told that 'the additional time required by the applicant is 6 months from the enforcement effective date'. It is not entirely clear whether this is a suggestion of 6 months in total or in addition to the 4 months specified in the notice. But in either event, no reason is given to explain the need for the additional time. In the absence of any justification for extending what appears to me to be a reasonable compliance period, and given the desirability of remedying the breach of planning control without undue delay, I conclude that the appeal should not succeed. Accordingly, I shall uphold the enforcement notice without variation.

Peter Willows

INSPECTOR