



Appeal Decision

Site visit made on 22 October 2024 by L Clark MSc MRTPI

Decision by John Morrison BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 8 November 2024

Appeal Ref: APP/W4705/D/24/3349144

71 Leaffield Crescent, Bradford BD2 3SG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Awais Mohamed against the decision of the City of Bradford Metropolitan District Council.
 - The application Ref is 24/01232/HOU.
 - The development proposed is described as 'retrospective planning application for single storey front extension.'
-

Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons for the Recommendation

4. Leaffield Crescent is made up of pairs of semi-detached properties that are set back from the road with hipped roofs. They are largely unaltered to their frontage. Towards the appeal site's end of the road there are a few buildings that have been subject to alterations to create small porches. These also occur sporadically elsewhere but tend to be fairly lightweight lean to type structures that enclose the entrance door and are clearly subservient. These factors combine to create a pleasant sense of uniformity that contributes positively to the character and appearance of the area.
5. The development extends across most of the frontage of the property using stone and dark tiles to match the dwelling. The width and choice of materials for the extension including the contemporary double doors gives a heavy appearance to the development, introducing a bulky addition to the frontage of the dwelling that is inconsistent with other properties on Leaffield Crescent and therefore does not reflect the quality of the area's consistency.
6. The extension is therefore harmful to the character and appearance of the area, contrary to Policies DS1 and DS3 of the Local Plan for the Bradford District Core Strategy Development Plan Document 2017 and the City of

Bradford Metropolitan District Council Householder Supplementary Planning Document 2012 which are concerned with development being appropriate to its context amongst other things.

Other Matter

7. The effect of the proposal upon light loss for the neighbouring property is not in dispute. However, any lack of effect to neighbouring properties as a result of the development would be a neutral matter and, consequently, not capable of outweighing the harm caused to the character and appearance of the area.

Conclusion and Recommendation

8. For the reasons given above, the appeal scheme would conflict with the development plan and there are no sufficiently weighty material considerations to indicate a decision other than in accordance therewith. I therefore recommend that the appeal should be dismissed.

L Clark

APPEAL PLANNING OFFICER

Inspector's Decision

9. I have considered all the submitted evidence and my representative's report and on that basis the appeal is dismissed.

John Morrison

INSPECTOR