



Appeal Decision

Site visit made on 5 September 2025

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

an Inspector appointed by the Secretary of State

Decision date: 09 September 2025

Appeal Ref: APP/W4705/D/25/3370252

36 Drovers Way, Bradford BD2 1JZ

- 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 M Talukdar against the decision of the City of Bradford Metropolitan District Council.
 - The application Ref 25/01304/HOU.
 - The development proposed is described as Construction of Outbuilding to rear (Retrospective) with amendments and installation of fence to rear
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The application made clear that the scheme had been submitted retrospectively, I understand that the 'as built' structure which was in place at the time of my site visit has previously been refused¹ planning permission. The proposed development includes alterations to the external wall material and inclusion of a fence to the rear; I have dealt with the proposal accordingly.

Main Issues

3. The main issues in this appeal are the effect of the development on (i) the character and appearance of the area; and (ii) the living conditions of occupiers of neighbouring properties.

Reasons

Character and Appearance

4. The appeal site is a detached property which lies within a predominantly residential area. The appeal site has a steeply tiered rear garden on which the two storey outbuilding is located at an elevated level. The outbuilding is a narrow two storey building with gently sloped roof.
5. The development can be viewed from multiple public vantage points within the immediate area. Due to the elevated position and design which is at odds with the surrounding area I find that the development would harm the character and appearance of the area.

¹ 25/00174/HOU

6. Whilst the proposal includes alterations to the external materials which would conform with materials within the immediate area and a fence to the rear which would screen to a degree the development from vantage points along Poplars Park View, this would not mitigate the detrimental effect the proposed development would have on the area.
7. There is conflict with Policies DS1 and DS3 of the Local Plan for Bradford District, Core Strategy Development Plan Document (2017) (the Local Plan), which seeks amongst other things that developments are of good design and are appropriate to the surrounding area.

Living Conditions

8. The outbuilding is located at an elevated position to the rear of the appeal site, creating a towering form of development in a confined rear garden. I find that due to the scale and location of the proposed development at an elevated position the proposed development would be dominant and oppressive to the occupiers of the neighbouring properties, especially No. 38 Drovers Way.
9. Regardless of the proposed changes to the external materials and inclusion of a rear fence I conclude that the development would harm the living conditions of occupiers of neighbouring properties. There is conflict with Policy DS5 of the Local Plan, which amongst other things seeks to protect the amenity of existing or prospective residents.

Conclusion

10. For the above reasons I conclude that this appeal should be dismissed.

C Pipe

INSPECTOR