



Costs Decision

Site visit made on 10 October 2025

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

an Inspector appointed by the Secretary of State

Decision date: 20 October 2025

**Costs application in relation to Appeal Ref: APP/W4705/D/25/3371416
Sunnybank Slade Lane, Riddlesden, Keighley, Bradford BD20 5DT**

- The application is made under the Town and Country Planning Act 1990 (as amended), sections 78, 322 and Schedule 6, and the Local Government Act 1972, section 250(5).
 - The application is made by Mr Junaid Aslam for a full award of costs against City of Bradford Metropolitan District Council.
 - The appeal was against the refusal of planning permission for the erection of a two-storey side extension and single storey rear extension.
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Decision

1. The application for an award of costs is refused.

Reasons

2. The Planning Practice Guidance advises that costs may be awarded against a party who has behaved unreasonably and thereby caused the party applying for costs to incur unnecessary or wasted expense in the appeal process.
3. The applicant disagrees with the Council's decision, suggesting that the Council made vague, generalised and inaccurate assertions relating to the effect of the proposed development.
4. From the information before me, the Council determined the proposal considering development plan policies and material planning considerations, taking into account site specifics. It will be seen from my decision that I agree with the Council that there were sufficient grounds for refusing the proposed development.
5. I therefore find that unreasonable behaviour resulting in unnecessary or wasted expense, as described in the Planning Practice Guidance, has not been demonstrated.

Chris Pipe

INSPECTOR