



Appeal 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

Appeal Ref: APP/W4705/D/25/3371416

Sunnybank, Slade Lane, Riddlesden, Keighley, Bradford BD20 5DT

- 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 Junaid Aslam against the decision of the City of Bradford Metropolitan District Council.
 - The application Ref 25/02244/HOU.
 - The development proposed is erection of a two-storey side extension and single storey rear extension.
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Decision

1. The appeal is dismissed.

Application for costs

2. An application for costs was made by Mr Junaid Aslam against the City of Bradford Metropolitan District Council. This application is the subject of a separate decision.

Main Issue

3. The main issue in this appeal is the effect of the development on the living conditions of occupiers of No. 61 Banks Lane.

Reasons

4. The appeal site is a semi-detached property located within a predominantly residential area. Properties in the area vary in terms of design and form. The appeal property is set back from the road on a plot which slopes down from Slade Lane towards the rear boundary.
5. No 61 Banks Lane is located closer to the road on a large plot which also slopes down from Slade Lane towards the rear boundary. During my site visit I observed that due to the topography and low stone boundary wall separating No. 61 and the appeal site direct overlooking occurs between gardens.
6. The proposed development includes large folding doors to the side at ground floor which would face the exposed garden area of No. 61. Whilst mutual overlooking occurs from outside space, the introduction of large glazing at an elevated level due to the floor level of the appeal property on the inclined land would exacerbate overlooking.
7. The appellant suggests that obscure glazing could be used to mitigate overlooking, notwithstanding this the presence of large obscurely glazed windows/doors which

can fold open would create a sense of being under surveillance for the occupiers of No. 61 and to my mind would significantly diminish the enjoyment of their property.

8. I find that the proposed development would harm the living conditions of the occupiers of No. 61 Banks Lane. There is conflict with Policy DS5 of the Local Plan for Bradford District, Core Strategy Development Plan Document (2017), which amongst other things seeks to protect the amenity of existing or prospective residents.
9. There is also conflict with the Local Development Framework for Bradford, Householder Supplementary Planning Document which seeks to safeguard the privacy of neighbours from new developments.

Conclusion

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

C Pipe

INSPECTOR