

PNHACK

**Mr Rashid Mahmood  
C/O Mr Rashid Moghul  
363 Architecture  
985 Leeds Road  
Bradford  
BD3 7ND**

## **Department of Place**

### **Planning, Transportation and Highways Development Services**

Bradford Team  
Britannia House, Hall Ings  
Bradford, BD1 1HX

Tel: (01274) 434605  
E-Mail: [planning.enquiries@bradford.gov.uk](mailto:planning.enquiries@bradford.gov.uk)  
Ward: Clayton And Fairweather Green (ward  
08)

**Application Number:** 23/04502/PNH

7 December 2023

### **Development within the Curtilage of a Dwellinghouse**

**ACKNOWLEDGEMENT OF APPLICATION** for determination as to whether prior approval is required for development permitted by Part 1 Class A of schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015.

**Proposal:** Construction of single storey rear extension of the following dimensions :-  
Depth of proposed extension from rear wall of original dwellinghouse : 4.0m  
Maximum height of proposed extension : 3.40m  
Height to eaves of proposed extension : 2.90m

**Address:** 71 Pentland Avenue Bradford West Yorkshire BD14 6JF

**Applicant:** Mr Rashid Mahmood

**Date Application Received:** 5 December 2023

**Date Application Valid:** 5 December 2023

The application fulfils the validation requirements of the relevant legislation and the Council is now required to notify the owners or occupiers of any adjoining properties about the proposed extension. A copy of the neighbour notification letter is attached. If the owner or occupier of any adjoining premises objects to the proposed extension, the prior approval of the Council is required as to the impact of the proposed development on the amenity of any adjoining premises.

You should receive written determination that prior approval is not required or that prior approval is given or refused, within 42 days of the above mentioned date on which the Council validated your application.


You can use our online planning system to track and monitor the progress of your application at [www.bradford.gov.uk/onlineplanning](http://www.bradford.gov.uk/onlineplanning). Please refer to the 'Help and user guide for our online planning system' on our website which provides further information and guidance on how to use the features available.

In order to comply with planning legislation, we will publicise your application by sending neighbour notification letters. As a result, information you have given us as part of the application will be available to other people.

You can find out what sort of information is made available, how we deal with that information, and your rights in relation to how we keep your data, in our [Development Services Privacy Notice](#) or by calling 01274 434605

If you have any queries regarding this letter please contact this office on the above telephone number.

**7 December 2023**

  
Richard Hollinson  
Assistant Director  
(Planning, Transportation and Highways)  
Department of Place

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*Copy of letter sent to neighbours*

Dear Sir/Madam

**Prior Approval: Development within the Curtilage of a Dwellinghouse - Neighbour  
Notification Letter**

**Proposal:** Construction of single storey rear extension of the following dimensions :-  
Depth of proposed extension from rear wall of original dwellinghouse :  
4.0m  
Maximum height of proposed extension : 3.40m  
Height to eaves of proposed extension : 2.90m

**Address:** 71 Pentland Avenue Bradford West Yorkshire BD14 6JF

**Applicant:** Mr Rashid Mahmood

**Date Application Received:** 5 December 2023

This letter is to tell you that an application for prior approval has been submitted for a single storey rear extension at the above address. If you are tenants of the property please draw this letter to your landlords attention.

The application and plans can be viewed on the Council's online planning system at [www.bradford.gov.uk/planning](http://www.bradford.gov.uk/planning) and click on "Comment on or object to a planning application".

**Please note that the Council can only consider the impact of the proposed extension on the amenity of any adjoining properties.** It cannot, therefore, consider objections about loss of a view or the effect on the value of your property, for example.

**Representations can be submitted online via the online planning system quoting the application number above by 8 January 2024.** You do not need to register in order to

comment, but registering will allow you to track progress and be notified if there are any changes to the application. Please refer to the 'Help and user guide' on our website for further information and guidance about how to use the features available.

Representations can also be submitted in writing, quoting the application number above, to The Planning Service, Britannia House, Hall Ings, Bradford, BD1 1HX, by the date specified above.

Please note that any comments you make are not published on our online planning system but will be summarised in the planning officers report for that application. We will not make your name or any contact details public. Further details about how the Planning Service deals with your information can be found on our website at the above address.

We do not acknowledge receipt of any representations submitted. You will however be notified of the decision.

If you need any further help or advice about this application, please call **(01274) 434605**, quoting the planning application number, or visit your local planning reception. *To ensure that the Customer advisors are able to help with your enquiry, please bring this letter with you when you visit the office.*

Yours faithfully

**Richard Hollinson**  
**Assistant Director**

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