



Department of Place
 Development Services
 4th Floor Britannia House
 Hall Ings
 BRADFORD BD1 1HX
 Tel: 01274 434605

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Miss

First name

Lisa

Surname

Truesdale

Company Name

Address

Address line 1

2c Prod Lane

Address line 2

Baildon

Address line 3

Shipley

Town/City

County

Country

United Kingdom

Postcode

BD17 5BN

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Reference number

Date of decision (date must be pre-application submission)

Please state the condition number(s) to which this application relates

Condition number(s)

Has the development already started?

Yes

No

If Yes, please state when the development was started (date must be pre-application submission)

Has the development been completed?

Yes

No

If Yes, please state when the development was completed (date must be pre-application submission)

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

Yes

No

If Yes, please indicate which part of the condition your application relates to

The development should not be occupied until details of a scheme for foul* and surface water drainage have been submitted to and approved in writing by the Local Planning Authority.

*The foul water drainage has already been approved on 29.04.21 (application no:21/00237/SUB01. Part of this application is for the approval/discharge of the remainder of condition 7 - linked to surface water drainage.

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 1 - the work commenced on 01.03.21. Please see date of initial notice and date of completion on attached completion certificate.

Condition 2 - Please see completion certificate dated 29.12.22

Condition 4 - Original stone from the newly created gateway was used to infill the previous gateway. The wall has been coursed to match the stone in the existing wall. Please see attached photographs.

Condition 5 - Obscure glass and stone walling has been used to create a screen, 1.9m in height, along the western edge of the balcony/terrace (as is shown on approved drawing 20-057-01B). Please see attached photographs.

Condition 6 - All ground floor and first floor windows in the west (side) elevation of the dwelling have been glazed using obscure glass as shown on Section Elevation B on drawing 20-537-02B. Please see attached photographs.

Condition 7 - As requested in the letter issued 22.10.21 (application no: 21/00237/SUB01) the drainage plan attached now indicates the construction type, size and depth of the infiltration trench used to soak away surface water. Please see attached photographs, drainage plan and findings and recommendations of a soakaway test carried out by Mugen Geo Ltd.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

21/00237/SUB01

Date (must be pre-application submission)

22/10/2021

Details of the pre-application advice received

Taken from letter (with reference and date above)

'With regard to surface water drainage, the information submitted on 21 June 2021 shows soakaways to be a potentially viable method of managing surface water run off from the development. However, the information is not detailed sufficiently to recommend the discharge of condition 7 for the following reasons;

1. The drainage plan submitted should indicate the construction type, size and depth of the proposed infiltration trench.
2. Calculations should be submitted to support the design based on the assumed infiltration rate of 1x10⁻⁴m/s.'

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Lisa Truesdale

Date

13/02/2024