



Planning Statement

Retrospective Application for the Erection of a New Dwelling

Site Address: 141 Toftshaw Lane, Bradford

Applicant: Mrs B Starkey

Date: November 2025

Prepared By: NYP Architectural Ltd

1. Introduction

This statement supports a retrospective full planning application for the erection of a single residential dwelling at 141 Toftshaw Lane, Bradford. The dwelling has been partly constructed with prior planning approval, but the applicant did not discharge the outstanding conditions before the application expired.

This application seeks to regularize the development. The statement outlines the site context, design rationale, planning policy alignment, and material considerations.

The proposed works were previously approved under planning on **01 June 2022** under reference **2021/94555**,

2. Site Description

The site lies within a predominantly residential area on Toftshaw Lane, with a mix of detached and semi-detached properties. It is accessible via the main road and benefits from existing infrastructure. The plot was previously underutilized and has now been developed to accommodate a modest single-family dwelling.

3. Development Description

The dwelling comprises:

- A single storey structure with pitched roof
- Stonework external finish
- Off-street parking provision
- Private rear garden

The design reflects local vernacular and maintains the residential character of the area.

4. Planning History and Justification

Planning permission was previously granted on **01 June 2022** under reference **2021/94555** for residential development on this site. The current dwelling was constructed in general accordance with the approved scheme, although certain deviations and timing issues have necessitated this retrospective submission.

Reason for New Application

Although planning permission was previously granted, the applicant commenced development prior to formally discharging the associated pre-commencement conditions. As a result, the original permission became invalid for implementation. Furthermore, the statutory three-year time limit for commencement has now expired. This retrospective application is therefore submitted to regularize the development and ensure full compliance with planning legislation.

5. Planning Policy Context

The proposal is assessed against the following policies:

Kirklees Core Strategy

- **Section 4, section 5, section 6 & section 19**

National Planning Policy Framework (NPPF)

- **Paragraph 11:** Presumption in favour of sustainable development.
- **Paragraph 124:** Efficient use of land.
- **Paragraph 130:** Achieving well-designed places.
- **Paragraph 38:** Proactive decision-making.
- **Chapter 5:** Delivering a sufficient supply of homes.

National Planning Practice Guidance – Green Belt

- Preserving openness and avoiding urban sprawl.
- The dwelling is modest, well-sited, and does not result in further encroachment.
- Recommendations can be addressed via condition.

Kirklees Local Plan (Referenced for Regional Consistency)

- **LP1:** Sustainable development
- **LP20:** Sustainable travel
- **LP22:** Parking provision
- **LP24:** Design
- **LP55:** Green Belt development
- **LP57:** Extensions/replacements in Green Belt

- **LP59:** Biodiversity and geodiversity
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6. Design and Impact

- **Visual Amenity:** The dwelling integrates well with surrounding properties and does not appear incongruous.
 - **Residential Amenity:** Adequate separation distances are maintained. No significant overshadowing or overlooking occurs.
 - **Highways:** Off-street parking is provided, and access is safe and functional.
 - **Drainage and Services:** The site is connected to mains services and includes appropriate surface water drainage.
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7. Highways and Accessibility

A **Highways Statement prepared by ATTP** supports the proposal and confirms that the site is in an accessible and sustainable location. The proposed development will reduce vehicle movements and has no adverse impact on highway safety. There are no transport-related reasons to withhold planning permission

8. Ground Conditions and Stability

A **Coal Mining Risk Assessment prepared by Chevin Geotechnical** The site lies within a coal mining high-risk area, with potential shallow workings beneath. A Coal Mining Risk Assessment recommends rotary drilling to confirm ground stability. Any necessary mitigation, such as grouting, can be secured by condition.

An **Intrusive Ground Investigation Report by Soil & Structures**. Which confirmed Based on available information and the scope of this Report (intrusive assessment) the ground conditions and associated, ground-related hazards on Site are considered well characterised and either consistent with that were anticipated or else, explained through further assessment/analysis. It is reiterated that any ground investigation offers a snapshot of ground conditions from discrete exploratory hole positions and therefore variations cannot be ruled out.

Further assessment is not recommended but may be required subject to any changes of the development proposals or else . Risk management is recommended to reduce the risk of various hazards to low levels,

9. Supporting Documentation

This application is accompanied by the following supporting documents:

- **Mining Report – Chevin Geotechnical**
- **Highways Statement – ATTP**
- **Full Plans and Details – NYP Architectural Ltd**
- **Soil & Structures – Intrusive Ground Investigation Report**

These documents collectively demonstrate that the development is technically sound, visually appropriate, and policy-compliant.

10. Conclusion

This retrospective application seeks to regularize the erection of a single dwelling at 141 Toftshaw Lane, Bradford. Planning permission was previously granted under reference **2021/94555**, establishing the principle of residential development on the site. Although the development commenced prior to discharging conditions and the statutory time limit has since expired, the submitted documentation—including the Mining Report, Highways Statement, Ground investigation report and full Architectural plans—addresses all previously outstanding matters.

The proposal aligns with national and local planning policy, including the NPPF, NPPG on Green Belt, and relevant policies from Kirklees Local Plans. The development is modest, well-designed, and does not result in material harm to amenity, highways, or the openness of the Green Belt.

In light of the previous approval and the comprehensive supporting information provided, the applicant respectfully requests that planning permission be granted.
