



Full Planning Application

Conversion of vacant former public house into apartments and the construction of 4 houses each with parking and gardens on the car park and surrounding land

**former
Richardson's Arms
684 Bradford Road
Oakenshaw
Bradford
BD12 7EN**

L Morrell

**Planning,
Design
Access
Heritage Statement**

Introduction

The Applicants wish to apply to convert the vacant former public house into apartments and build 4 houses each with parking and gardens on the car park and surrounding land

Planning History

2010/90662

Change of use and extension of existing public house to form D2 assembly and leisure building (swimming pool) and ancillary cafe/bar and function room

Location: Richardsons Arms, 684, Bradford Road, Oakenshaw, Bradford, BD12 7EN

APPROVED

2021/20411

Pre application advice for residential development at Richardsons Arms, 684, Bradford Road, Oakenshaw, Bradford, BD12 7EN

Planning Policy

National Planning Policy Framework (NPPF):

The NPPF is a material planning consideration on any development proposal. The NPPF highlights the fact that the purpose of the planning system is to contribute to the achievement of sustainable development and that there is a presumption in favour of sustainable development which can deliver:-

- i) Planning for prosperity (an economic role) - by ensuring that sufficient land of the right type and in the right places is available to allow growth and innovation;
- ii) Planning for people (a social role) - by promotion of strong, vibrant and healthy communities by providing an increased supply of housing to meet the needs of present and future generations and by creating a good quality built environment with accessible local services;
- iii) Planning for places (an environmental role) - by protecting and enhancing the natural, built and historic environment, adapting to climate change including moving to a low carbon economy.

As such the NPPF suggests local planning authorities should approve development proposals that accord with statutory plans without delay.

Bradford Local Plan:

The Core Strategy Development Plan Document (DPD) was adopted in 2017 though some of the policies contained within the preceding Replacement Unitary Development Plan (RUDP) remain applicable until adoption of Allocations and Area Action Plan DPDs.

The site is not allocated for any specific land-use in the RUDP. Accordingly, the following adopted Core Strategy DPD and saved RUDP policies are applicable to this proposal.

Statement of Relevant Policies: (Local Plan, Area Action Plans, Neighbourhood Plans & Supplementary Planning Documents)

DS1 Achieving Good Design
DS3 Urban character
DS5 Safe and Inclusive Places
EN3 Historic Environment
EN5 Trees and woodlands
EN7 Flood Risk
EN8 Environmental Protection Policy
HO5 Density of Housing Schemes
HO9 Housing Quality
SC9 Making Great Places

February 2026

AGC-11-408-Design, Access & Heritage Statement
Issue 1

The Site and its surroundings

The site is shown edged red on the Location Plan submitted with the application.

The site is on Bradford Road, Oakenshaw with Wyke Lane to it's side
St Andrew's Church is on the other side of Wyke Lane
Residential cottages are adjacent to the site

Use

The site was a former Public House, closed down many years ago, unused, overgrown and in need of redevelopment

Design

The Public House is to be converted with only single storey toilet blocks being demolished and the remainder of the conversion works are all within the building utilizing existing openings

The 4 new houses have been designed in a terrace theme, similar to surroundings, and are stepped to create a design interest

Parking and turning have been provided within the site

Landscaping

Gardens will lawned areas, planting zones, hard landscaping with paths, patios and drives.
Properties will be separated by timber fences and enclosed at the fronts with dwarf stone walls.

Appearance and Materials

Slated roofs above coursed stone walling. Stone chimneys
All openings are to have stone heads, cills and jamb surrounds.
Stone corbels support the black seamless aluminium gutters and downpipes.
Windows and doors are to be grey upvc with composite doors

Access, Parking & Highways

Access to the site is via Wyke Lane, as requested following our formal Pre Application Enquiry and reply.

The turning of refuse and emergency vehicles has been designed into the scheme and there is parking and a visitor parking space to the turning area.

Heritage Statement:

There are 3 Listed Buildings near to the development site

St Andrews Church

SE 12 NE SPENBOROUGH MB BRADFORD ROAD, OAKENSHAW

1/87

Grade II

Gothic Revival church. 1889 by Milnes & France of Bradford. Hammer dressed stone. Pitched slate roof with gable copings. N.W. tower with spire. 5-bay buttressed nave, lean-to buttressed aisle to south with porch and later vestry. 2-bay chancel. Nave has triple pointed lights in broad arched recess to clerestory, and single pointed lights at ground floor level. Aisle has paired pointed lights. Paired lancets at high level to chancel. East window is triple group of lancets with hood moulds and colonnettes in reveals. West window is made up of 3 pairs of lancets with circle in head all in broad arched surround with oval in apex. Tall, 2-tier, square tower with angle buttresses. Large blind 3-light arched windows to 2nd tier. Tall octagonal pinnacles with clock face between. Octagonal bell chamber and stone spire. Interior: Blind arcade on squat columns to each side, the aisle now being used for ancillary accommodation. Well carved oak altar and reredos. Sedilia and piscina in south chancel wall.

Listing NGR: SE1751127774

13 Wyke Lane

SE 12 NE SPENBOROUGH MB WYKE LANE, OAKENSHAW

1/182 No. 13

Grade II

Detached house. Early to mid C.19. Hammer dressed stone. Stone slate roof. Recent brick stack. Two storeys. Near central door, with one 3-light window to left and right, both floors.

Listing NGR: SE1742027780

The Cross

SE 12 NE SPENBOROUGH MB WYKE LANE, OAKENSHAW

1/183 The Cross

Grade II

Market cross, probably late C.18. Slender stone column, with 4 engaged colonnettes, on 4-step circular podium. The column is surmounted by an elaborate finial, the square base of which has a sundial to each face. Important village centre site.

Listing NGR: SE1735127786

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Issue 1

The main issue of the development is any potential effect on St Andrew's Church.

The site is a former Public House, closed down many years ago

As a Public House there would have been an increase in Noise & Traffic generation was high.

As a proposed residential development we are intending to convert the main Public House structure/building, removing small single storey toilet and ancillary blocks.

We propose to construct 5 new houses in a terraced design, slightly stepped to give visual interest. These houses are behind the former Public House. They have been designed to not look directly at the church so only a gable is visible, which is some 50m away.

We have carefully considered the options and consider that there will be no greater impact on the Listed Building than the previous use.