

Appeal 6013056

Appeal questionnaire

Submitted on 4 August 2026.

Appeal type	Full planning
Appeal site	8A Grove Terrace, Birkenshaw, Bradford, BD11 2LY
Agent contact details	
Application number	2026/62/90417/E

Constraints, designations and other issues

Is a planning appeal the correct type of appeal?	Yes
Changes a listed building	No
Affects a listed building	No
Affects a scheduled monument	No
Conservation area	No
Protected species	No
Green belt	No
Is the site in a national landscape?	No
Designated sites	No, it is not in, near or likely to affect any designated sites
Tree Preservation Order	No
Gypsy or Traveller	No
Public right of way	No

Environmental impact assessment

What is the development category?	Other
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Issued screening opinion	No
Did the applicant submit an environmental statement?	No

Notifying relevant parties

List of neighbours' addresses that you notified about the application	Site notice Only.docx (/document/e904af38-e529-4f0f-a3f5-59e574594ce8)
Type of notification	A site notice
Uploaded site notice	Site notice Only.docx (/document/f79cbae2-be2c-41f7-b934-c6f26989c469)
Upload the appeal notification letter and the list of people that you notified	Doc2.pdf (/document/b569982b-62c8-462c-9567-2b114288d3f8)

Consultation responses and representations

Statutory consultees	Yes N/A see officer report
Responses or standing advice to upload	No
Representations from other parties	Yes
Upload representations from other parties	2026-90417 +Neighbour+representations 1132972.PDF (/document/ce8aaf74-58f1-4ba9-91e1-6809d9cc7632) 2026-90417 +Neighbour+representations 1132974.PDF (/document/aaa958b6-4f2e-4698-aeae-788f85fd33e9) 2026-90417 +Neighbour+representations 1132941.PDF (/document/d0735335-fcc2-47b1-ba66-8edb941394bc) 2026-90417 +Neighbour+representations 1135045.PDF (/document/bda46c65-e211-4e51-939f-aef7cc113723)

Planning officer's report and supporting documents

Upload planning officer's report	2026-90417 +Decision+Notice 1140240.PDF (/document/2738bd9b-1ad4-4a07-a90a-c166091e104e) 2026-90417 Delegated+Report 1140181.PDF (/document/e7e690dc-8cfb-4666-bf25-c588e345da54)
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Do you have any relevant policies from your statutory development plan?	Yes
Policies from statutory development plan	Policy LP21.docx (/document/29ff6d25-c7f9-4ed6-aa54-131d3dbb8122) Policy LP24.pdf (/document/3aeb6f73-74d7-488a-a3ed-93743ed6aaa5) KLP cover sheet and introduction.pdf (/document/63c85c2b-9775-4017-b0b2-9660fe14657c) Policy LP22.docx (/document/9b11e0f5-2209-4390-8bcc-971c63f1b10d)
Emerging plans	No
Do you have any other relevant policies?	No
Supplementary planning documents	Yes
Upload supplementary planning documents	house-extensions-alterations-spd.pdf (/document/45f8193b-12ba-4e0d-b45f-47071d54ae59)
Community infrastructure levy	No
Site access	
Access for inspection	No
Will the inspector need to enter a neighbour's land or property?	No
Potential safety risks	No
Appeal process	
Procedure type	Written representations
Appeals near the site	No
Extra conditions	Yes The flat roof of the development hereby approved shall be used as a roof area only and shall not be used as a balcony or terrace area at any time throughout the lifetime of the development. The use of the building hereby approved shall be restricted to purposes either incidental and/or ancillary to the enjoyment of the dwelling known as 8A, Grove Terrace, Birkenshaw, BD11 2LY and it shall not be used for any business, commercial or other purpose.

the external walls of the development hereby
approved shall in all respects match those used
in the construction of 8A, Grove Terrace,
Birkenshaw, BD11 2LY
