



Report of the Chief Planning Officer

NORTH AND EAST PLANS PANEL

Date: 5th September 2013

Subject: APPLICATION 13/02459/FU – Two storey rear extension, alterations to existing front gable and bay, single storey extension to rear and both sides; new gates and railings to front at 7 Belvedere Road, Leeds, LS17 8BU

APPLICANT
Mr Nigel Leslie

DATE VALID
4th June 2013

TARGET DATE
30th July 22013

Electoral Wards Affected:

Alwoodley

Yes Ward Members consulted

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

GRANT PERMISSION subject to the following conditions:

1. Time limit;
2. Plans to be approved;
3. No insertion of side windows;
4. All side facing windows indicated on plan to be obscure glazed and top opening only.

1.0 INTRODUCTION:

- 1.1 The application has been requested to be reported to the Plans Panel by Councillor Peter Harrand. The request has been made due to the proposed extension impacting upon the amount of daylight and increased amount of overshadowing of neighbouring gardens. Concerns were also raised over privacy, doubling the size of the dwelling and being out of scale compared with the neighbouring properties. These comments related on the originally submitted plans; Ward Members are aware that the plans have been revised and reduced.

2.0 PROPOSAL:

- 2.1 The applicant seeks planning permission for the erection a two storey rear extension, alterations to existing front gable and bay, single storey extension to rear and both sides; new gates and railings to front.
- 2.2 The height to the ridge of the rear extension is approx. 7.9m and the height to the eaves is approx. 5.2m. The width is approx. 5.1m and the projection is approx. 4m. The height to the ridge of the single storey rear extension is approx. 4m and the height to the eaves is approx. 2.6m. The width is approx. 5.5m and the projection is approx. 3.4m. The height to the ridge of the single storey side extension closest to No. 5 Belvedere Road is approx. 3.9m and the maximum height to the eaves is approx. 2.9m. The projection from the existing dwelling is approx. 2.8m and the length is approx. 11.3m. The height to the ridge of the other side extension is approx. 3.8m and the maximum height to the eaves is approx. 2.8m. The width is approx. 1.9m and the length is approx.11.4m.
- 2.3 The existing front gable roof is to be altered from a dutch barn design to a gable roof and increased in height by approx. 400mm. The existing single storey front bay window will be increased in height to have a two storey bay window. The overall height will be approx. 5.7m and the projection is approx. 1m. The height of the new gates is approx. 1.8m and the railings are to be approx. 1.8m in height.
- 2.4 The applicant proposes the use of brick and render to match the existing dwelling.

3.0 SITE AND SURROUNDINGS:

- 3.1 The main dwelling is a two storey detached brick and rendered house with a gabled roof. The property has single storey extension and a detached garage to the rear. The rear boundary treatment is approx. 1.8m high stone wall and trees. No 9 Belvedere Road has a two storey rear extension and a detached garage to the rear. The boundary treatment is approx. 1.8m high hedge. No 5 Belvedere Road is a semi-detached brick dwelling which has a detached garage to the rear and the boundary treatment is approx. 1.8m high hedge and 1m fence.
- 3.2 The surrounding area is varied in different styles of dwellings which are of detached and semi-detached nature, the properties are all two storey in height.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 Reference: H30/447/75/ Proposal: Pre-cast concrete garage, to detached house.
Status: A Decision Date: 29-SEP-77

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 The application has been revised and reduced since the original submission. The originally proposed dormer windows at the rear have been removed as well as the two storey element from the side and the ridge height will be remain as existing.

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 Neighbour notification letters have been sent with re-notification occurring after the receipt of revised plans.

6.2 Concerns have been raised by four local residents. The points raised regarding the original plans are:

- Loss of light
- Overshadowing
- The extensions will double the footprint of the existing dwelling and be overbearing and out of scale
- The increased ridge height should remain the same
- Out of character
- The two dormer windows at the rear will impact upon neighbour's privacy
- The house should remain as a single dwelling and not split into flats.

6.3 Following Reconsultation two objectors have reiterated their concerns. The points raised are:

- Three storey extension at rear has been increased in depth
- Still overdevelopment of the site
- The house looks like it could be split into flats and then it will not be in keeping with the area.

7.0 CONSULTATIONS RESPONSES:

Statutory & Non-Statutory Consultations:

None

8.0 PLANNING POLICIES:

Development Plan

8.1 The development plan is the adopted Leeds Unitary Development Plan (Review 2006). The Core Strategy sets out strategic level policies and vision to guide the delivery of development investment decisions and the overall future of the district. On 26th April 2013 the Council submitted the Publication Draft Core Strategy to the Secretary of State for examination and an Inspector has been appointed. It is expected that the examination will commence in September 2013. As the Council have submitted the Publication Draft Core Strategy to the Secretary of State for examination some weight can now be attached to the document and its contents recognising that the weight to be attached may be limited by outstanding representations which have been made which will be considered at the future examination.

8.2 Leeds Unitary Development Plan (Review 2006) Policies:

Policy GP5: refers to development proposals should seek to avoid loss of amenity

Policy BD6: refers to all alterations and extensions should respect the scale, form, detailing and materials of the original building

8.3 Leeds City Council Householder Design Guide Policies:

Leeds City Council Householder Design Guide was adopted on 1st April and carries significant weight. This guide provides help for people who wish to extend or alter their property. It aims to give advice on how to design sympathetic, high quality extensions which respect their surroundings. This guide helps to put into practice the policies from the Leeds Unitary Development Plan which seeks to protect and enhance the residential environment throughout the city.

Policy HDG1: refers to design and appearance

Policy HDG2: refers to impact on neighbours

- 8.4 Neighbourhoods For Living: A Guide for Residential Design in Leeds was adopted as Supplementary Planning Guidance by the Council in December 2003.

9.0 MAIN ISSUES

- i) Design and Character
- ii) Overlooking and dominance
- iii) Overshadowing
- iv) Representations

10.0 APPRAISAL

Design and Character

- 10.1 The National Planning Policy Framework states that “good design is indivisible from good planning” and authorities are encouraged to refuse “development of poor design”, and that which “fails to take the opportunities available for the improving the character and quality of an area and the way it functions, should not be accepted”. Leeds Unitary Development Plan Policy GP5 states that “development proposals should seek to resolve detailed planning considerations including design” and should seek to avoid “loss of amenity. Leeds Unitary Development Plan Policy BD6 states that “all alterations and extensions should respect the form and detailing of the original building”. This advice is elucidated and expanded within the Householder Design Guide.
- 10.2 As noted above the original submission has been revised and reduced. The dormer windows proposed at the rear have been removed as well as the two storey side extension also the ridge line will now remain at the existing height. The revised extension is significantly reduced and now respects the existing dwelling and neighbouring properties. The proposed extension will retain some gaps between the neighbouring properties and the immediate street scene. The dwelling is set back from the immediate street scene and the extension will be constructed away from the boundaries of both neighbouring properties. Within the immediate street scene there are a number of different properties which vary in scale and overall design and within this context the dwelling will not appear out of character.
- 10.3 The existing dwelling has an existing gable feature located at the front which has a mansard style roof. This existing feature is not an attractive feature to the existing dwelling. By altering the design of the roof to a gable with the addition of a first floor bay window. This addition then becomes the main feature of the existing dwelling. The side extensions are to be of a modest size and scale in relation to the existing dwelling and neighbouring properties causing no harm to the overall impact in terms of design and character.
- 10.4 The two storey rear extension has been increased in its projection by approx. 300mm since the original submission. Even so with this increased projection the overall scale respects that of the existing dwelling. Similarly the single storey rear element is a modest addition and will link in with the side extension as a wrap-around extension.
- 10.5 The proposed gates and railings are considered to be acceptable in size and location. The electric gates will be set back from the immediate and partly screened by the

existing hedge. Therefore the proposed gates and railings will not negatively impact upon the immediate street scene.

Overlooking and dominance

- 10.6 Glazing is proposed to the front, side and rear elevations of the proposed extensions. The windows and openings within the front elevation will face onto the front garden area and highway of the applicant's property. These will not impact upon any neighbouring property's private amenity space. Windows within the both side elevations will be conditioned to be obscure glazed due to the nature of the rooms. In addition a further condition will be added so that no additional windows or openings are to be inserted in the side elevations of the proposed extensions to prevent any concerns of overlooking. Windows and openings within the rear elevations will face onto the hosts own private rear garden area. Furthermore the distance to the rear boundary from the proposed extension in relation to the existing is approx. 21m which complies with guidance within Neighbourhoods for Living.
- 10.7 Following the alterations to the scheme it is considered that the proposed extensions are no longer considered to be dominant additions which will harm neighbouring properties. The roof design will also be hipped away from the both neighbouring properties and partly screened by the existing boundary hedge. Similarly the two storey rear extension will be set away from the neighbouring properties and also hipped roof further reducing any concerns of dominance. Its impact is further mitigated by existing outbuildings within the gardens of the neighbours. The two storey rear extension will set away from the boundary with the neighbouring property No 9 Belvedere Road approx. 2.9m and 6.2m to No 5 Belvedere Road and thus will not unreasonably dominate main garden areas or main windows.

Overshadowing

- 10.8 Due to the location of the existing dwelling in relation to the orientation of the sun the existing dwelling already causes some overshadowing to both different neighbouring properties at different parts of the day. The single storey elements of the proposal will not create any additional overshadowing to the neighbouring properties. The two storey rear extension given its distance to the boundaries will cause some overshadowing to the neighbouring properties. However, it is not considered that this will have an unreasonably harmful impact upon neighbouring amenity.

Representations

- 10.9 The points raised from the objectors are mentioned in the above report. If the dwelling is to be converted into flats, then planning permission would be required and the application considered on its merits, with neighbouring properties notified and given the opportunity to comment.

11.0 CONCLUSION

- 11.1 In conclusion, consideration has been given to all material planning considerations and all matters raised and it is considered that, subject to the appropriate conditions, permission should be granted.

Background Papers:

Application files: 13/02459/FU

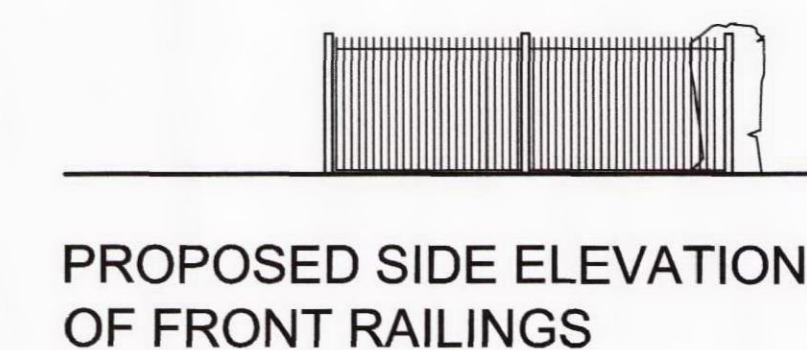
Ownership Certificate:

Certificate A signed by agent

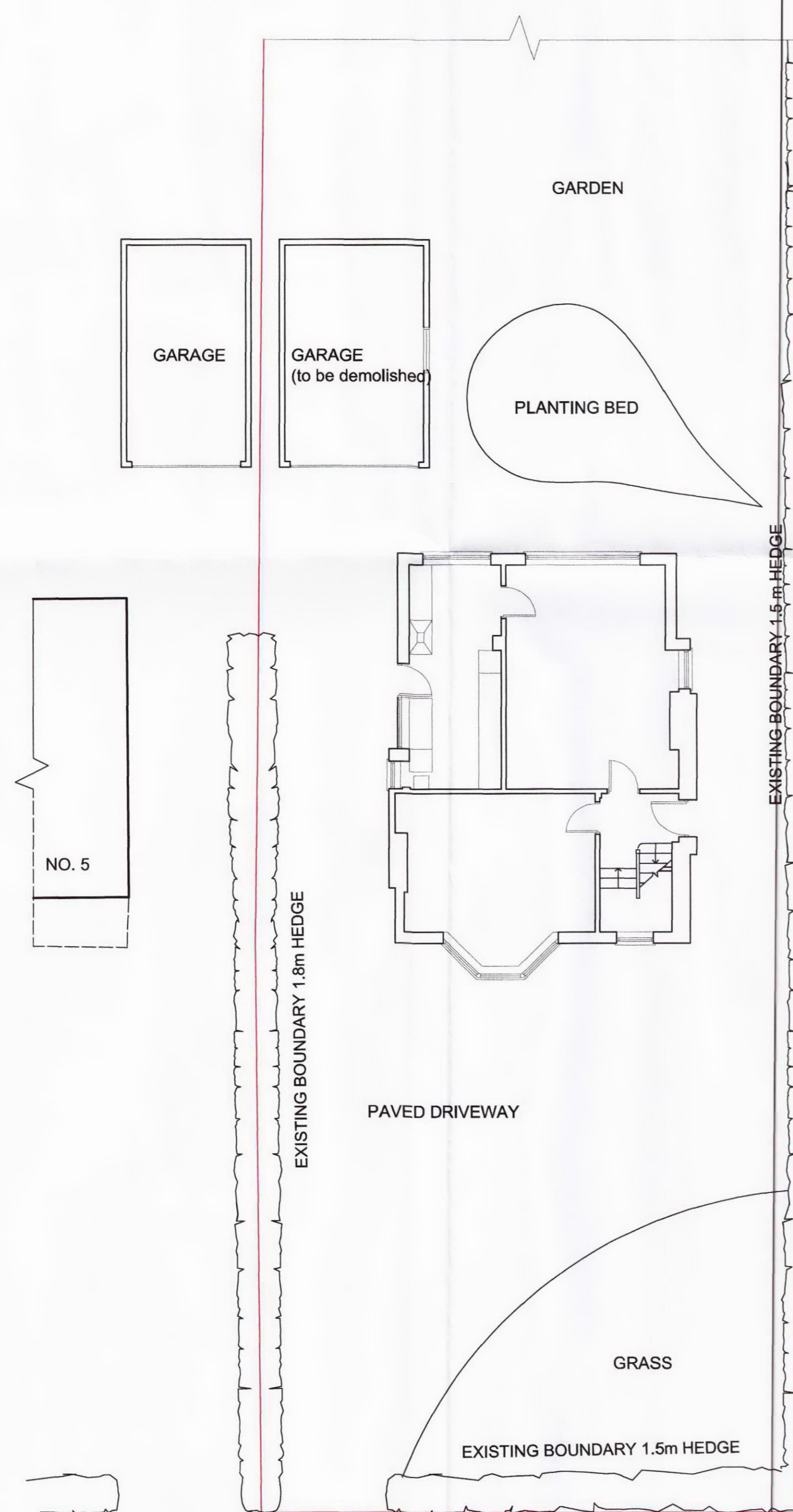


EXISTING STREET SCENE ELEVATION

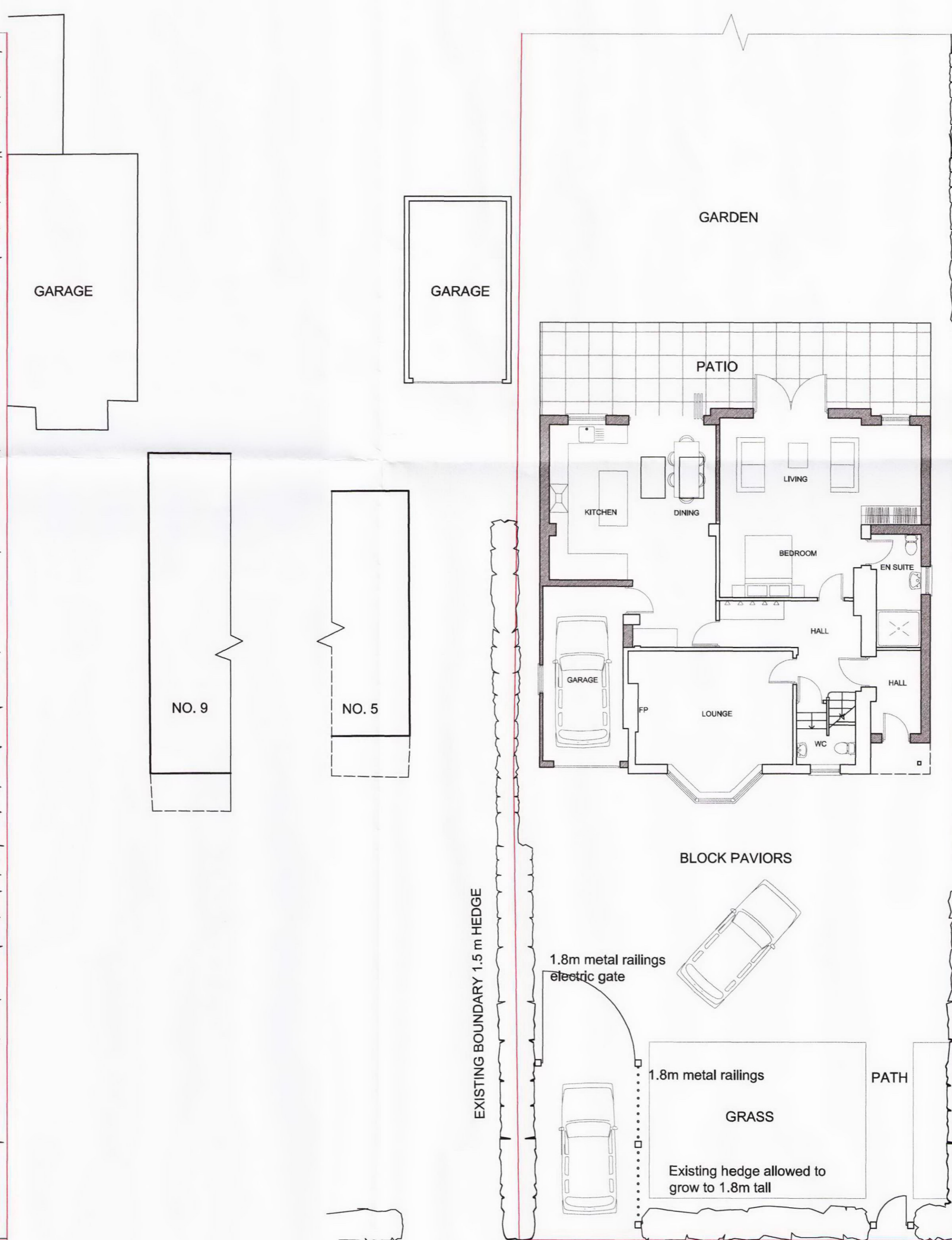
PROPOSED STREET SCENE ELEVATION



PROPOSED SIDE ELEVATION OF FRONT RAILINGS



EXISTING SITE PLAN



PROPOSED SITE PLAN

LEEDS CITY COUNCIL
16 JUL 2013
REVISED

Rev C, 11.07.2013 - Proposed side extension reduced to single storey. Rear bedroom length increased from 3.7m to 4.0m. Front bay gable height reduced to ensure it is subservient to the main roof.
Rev B, 03.07.2013 - Original ridge height retained, rear dormer windows removed.
Rev A, 03.06.2013 - Attic dormer shown to side elevation, open front door canopy shown to front elevation, side elevation of front railings added.

JOB TITLE
**7 BELVEDERE ROAD
LEEDS
LS17 8BU**

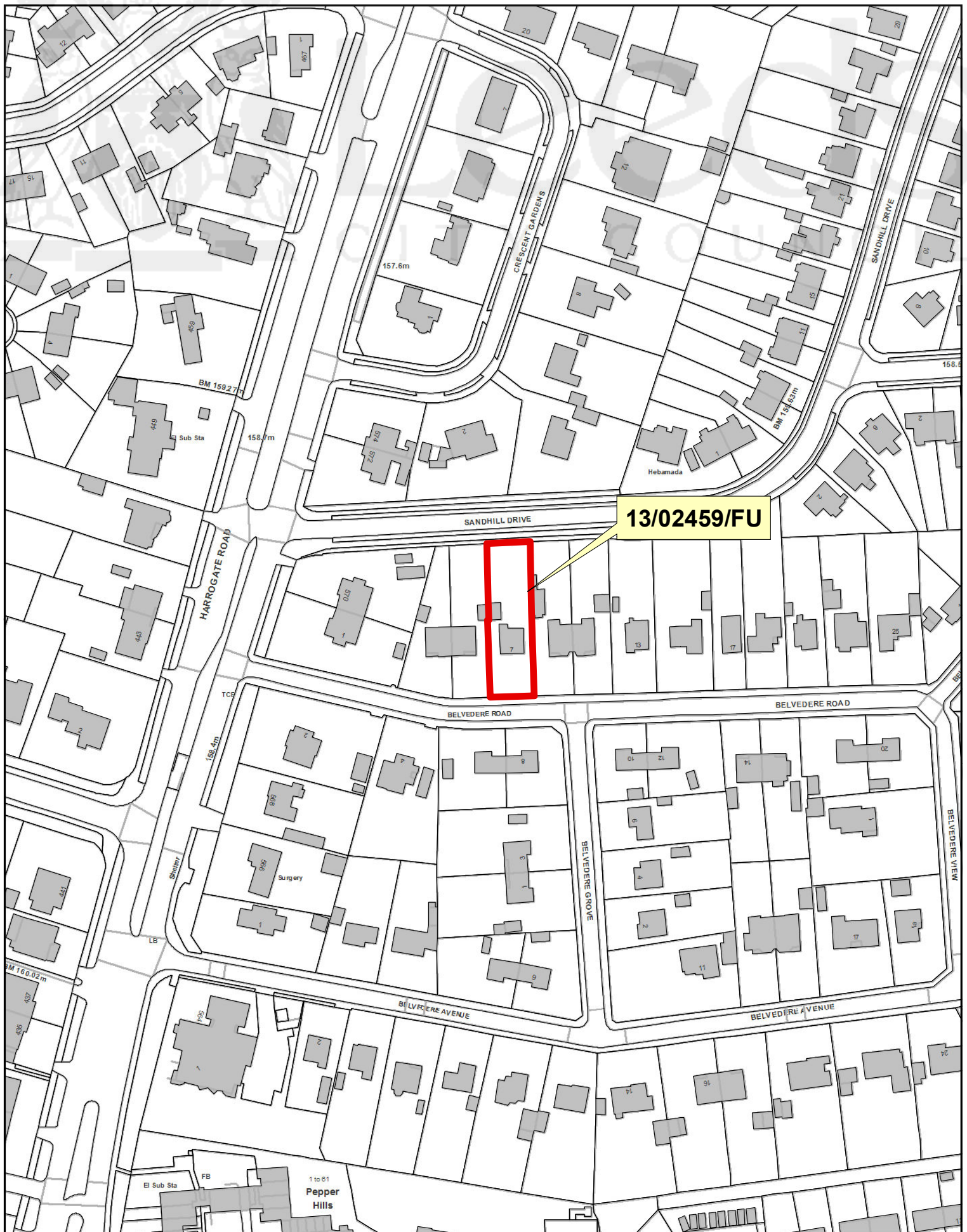
DRAWING TITLE
**PLANNING DRAWING
SITE PLANS & STREET SCENE
ELEVATIONS**

**McNicholas
ARCHITECTS**

4 Cliffe Road, Harrogate, HG2 0PW &
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DATE	MAY '13		
DRAWN BY	MP		1318-02C

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NORTH AND EAST PLANS PANEL

