



Report of the Chief Planning Officer

NORTH AND EAST PLANS PANEL

Date: 27th MARCH 2014

Subject: 14/00321/FU – Two storey side extension at 495 Street Lane, LS17 6LA

APPLICANT

Mr G Prince

DATE VALID

24th January 2014

TARGET DATE

21th March 2014

Electoral Wards Affected:

Moortown

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 on full permission;
2. Development carried out in accordance with approved plans;
3. Materials to match;
4. No insertion of side windows;
5. Tree protection fencing;
6. Retention of boundary treatment.

1.0 INTRODUCTION

1.1 This application seeks permission to construct a two storey side extension.

1.2 This application is reported to Plans Panel as previously Plans Panel determined an application for change of use of this property to flats and two storey side extension. Members of East Plans Panel resolved not to accept the officer recommendation for permission and delegated refusal of the application to officers on the following grounds:-

'The Local Planning Authority considers that the proposal is unacceptable as the amount of built development in combination with the areas of hard-standing results

in over development of the site and a form of development that is detrimental to the spatial characteristics and the visual amenities of the area. The proposal is therefore contrary to Policies GP5, BD5 and BD6 of the Leeds Unitary Development Plan'.

2.0 SITE AND SURROUNDINGS:

- 2.1 The application relates to a detached dwelling located on a corner plot at the junction of Street Lane and Broomhill Avenue. The property is one of four similar properties that are located on spacious corner sites at this junction. A two storey side and single storey rear extension is present on the adjacent corner plot at 497 Street Lane. The property sits on a similar building line to neighbouring properties fronting Street Lane albeit on a slight angle similar to adjacent properties on corner plots except for no 497.
- 2.2 The property is constructed of render and stone with a pitched tiled roof and features a two storey bay and gable to its frontage. The property has been previously extended at the rear with a flat roof dormer window. The site consists of a spacious open plan garden to the front, (west) side and rear. The property is served by a driveway which travels the east side of the site and serves a detached garage at the rear. The site is bordered by dwarf stone wall, some intermittent panel fencing, vegetation and trees at the front, side and rear.
- 2.3 The area is predominantly residential in character. To the rear of the site is a hospice. There is an extensive Tree Preservation Order which touches rear boundary of site. The streetscene comprises of residential detached and semidetached properties of mixed character, scale and design. Many of the properties within the immediate area have been altered by various types of extensions.

3.0 PROPOSAL

- 3.1 The proposed works consist of the following:
- 3.2 The extension proposes to be 4.5m in width x 11.5m in length and would be set back 700mm from the front elevation. The roof of the extension will match the main roof form, set down from the main ridge line.
- 3.3 The extension would project the bay windows at the rear by 2.7m in line with the built form of the property on the east side. This part of the extension would form a gabled feature similar to that featured on the principle elevation.
- 3.4 Windows are proposed to the front, side and rear elevations.
- 3.5 The extension would create a family room and snug at ground floor and two additional bedrooms with en-suites at first floor.
- 3.6 Materials are proposed to match existing.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 30/572/01/FU: 495 Street Lane Leeds 17
Dormer window to rear – Approved: 23.01.2002

4.2 30/230/04/FU: 495 Street Lane Leeds 17
Change of use & two storey side extension of detached house to 3 two bed flats & 1 one bed flat – Refused: 25.05.2004

4.3 30/497/04/FU: 495 Street Lane Leeds 17
Change of use involving 2 storey side extension of detached house to three 2 bed flats and one 1 bed flat - Refused: 09.12.2004

5.0 HISTORY OF NEGOTIATIONS:

5.1 Current scheme revised in line with officer advice to address design issues relating to the bay features on the front and rear elevations which were considered to compete unnecessarily with the main frontage of the house, detracting from the overall appearance of the dwelling.

6.0 PUBLIC/LOCAL RESPONSE:

6.1 The application has been advertised by neighbour notification letters sent on 28 January 2014 and site notice posted 07 February 2014.

6.2 The publicity period for the application expired on 28 February 2014, but to date no representations have been received.

6.3 Ward member response: None

7.0 CONSULTATIONS RESPONSES:

7.1 None required.

8.0 PLANNING POLICIES:

8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Leeds currently comprises the Leeds Unitary Development Plan (Review 2006) and the Natural Resources and Waste Development Plan Document (2013).

Local Planning Policy

8.2 The Leeds Unitary Development Plan (Review 2006) is the development plan for the whole of the Leeds district. Relevant planning policies in the Leeds Unitary Development Plan (Review 2006) are listed below:

GP5: Seeks to ensure that development proposals resolve detailed planning considerations, including amenity.

BD6: Seeks to ensure extensions respect the scale and form of the existing dwelling.

Supplementary Planning Guidance/Documents

8.3 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.

HDG1 All alterations and extensions should respect the scale, form, proportions, character and appearance of the main dwelling and the locality/ Particular attention should be paid to:

- i) The roof form and roof line;
- ii) Window detail;
- iii) Architectural features;
- iv) Boundary treatments
- v) Materials.

HDG2 All development proposals should protect the amenity of neighbours. Proposals which harm the existing residential amenity of neighbours through excessive overshadowing, overdominance or overlooking will be strongly resisted.

Emerging Local Development Framework Core Strategy

8.4 Draft Core Strategy - 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. The examination commenced in October 2013.

As the Council has submitted the Publication Draft Core Strategy for independent 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.

National Planning Policy

8.5 The National Planning Policy Framework (2012) sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.

8.6 The introduction of the NPPF has not changed the legal requirement that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The policy guidance in Annex 1 to the NPPF is that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the policies in the plan to the policies in the Framework, the greater the weight that may be given. It is considered that the local planning policies mentioned above are consistent with the wider aims of the NPPF.

9.0 MAIN ISSUES

- 1) Design and Character
- 2) Neighbour Amenity
- 3) Highway Safety

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”. These policies are expanded in more detail within the Householder Design Guide.
- 10.2 Guidance contained in the HDDG at page 29 recognises that some detached houses are individually designed and have larger spaces around them which produce a more irregular but quite spacious feel to the area. This sense of space is often considered important to the character of an area and should be retained.
- 10.3 With regard to this consideration whilst it is acknowledged that the extension would erode the spatial character of the site to a degree. The extension would retain a distance of between 3.5 to 5.5m to the side boundary. This distance would allow a degree of openness to be retained at the side whilst also ensuring the retention of existing vegetation on the boundary and the spatial characteristics of the area. The retention of this vegetation would also provide a degree of screening as well as softening the built form of the development in the streetscene.
- When assessing the spatial character of the area a further consideration is that of the built development on the adjacent site no 497. This property received planning approval in 2005 for a two storey side and single storey side and rear extensions and have subsequently been built.
- In light of the above and subject to a condition for the retention of existing boundary treatments bordering the side of the site it is considered that the extension would not pose a significant threat to the spatial character of the area.
- 10.4 With regard to the overall scale, the two storey extension would be 4.5m in width representing an increase of 50% of the width of the original house. This increase whilst significant is less than the 2/3rd guidance allowance recommended in the HDDG for these types of extensions. The extension is also set back 700mm from the front wall of the property and features a pitched roof form which is set down from the main ridge. Whilst the extension would extend beyond the existing bays at the rear, it would also sit on a similar building line to the built form of the host property on the east side.
- 10.5 The extension would be finished in materials that would match the existing property and the windows altered so that they match sympathetically with the existing windows allowing the bay frontage to remain the focal feature of the property at the front and rear.

- 10.6 It is therefore considered that the size and scale of the development would appear as a subordinate addition to the main dwelling whilst relating sympathetically to its built form and character as well as the pattern of surrounding development for the reasons discussed above. As such, subject to a condition to match the materials of the existing house, no harm is anticipated to the dwelling or the streetscene.

Neighbour Amenity

- 10.7 Policy GP5 (UDPR) notes that extensions should protect amenity and this advice is expanded further in policy HDG2 which notes that “all development proposals should protect the amenity of neighbours. Proposals which harm the existing residential amenity of neighbours through excessive overshadowing, overdominance of overlooking would be strongly resisted”.
- 10.8 The proposal raises no significant concerns in respect of the impact upon neighbours. The extension is isolated from neighbouring residential sites by the built form of the existing property for the most part and the public highway, retaining distances of 10m and 20m respectively to the nearest residential sites. As such given its location it is considered unlikely that the extension would pose a threat to neighbouring residential amenity by appearing overly oppressive or overshadowing.
- 10.9 The proposed rear windows will allow oblique views toward neighbouring gardens; however these are not uncommon within residential contexts and are similar to the views currently afforded from the existing dwelling. Windows proposed to the side elevation would face the west boundary of the site which is bordered by existing vegetation, beyond which is the public highway of Broomhill Avenue. These windows would retain a distance of 20m to the adjacent residential site of no 497 which has a similar extension to that currently proposed.
- 10.10 As such and subject to a condition being imposed preventing the insertion of first floor windows to the east side facing towards the rear garden of no 493 it is not anticipated that the proposal would have a harmful impact on neighbouring private amenity.

Highway Safety

- 10.11 Onsite parking is unaffected by the proposed development therefore it is not anticipated that the development of the site will pose a threat to highway safety.

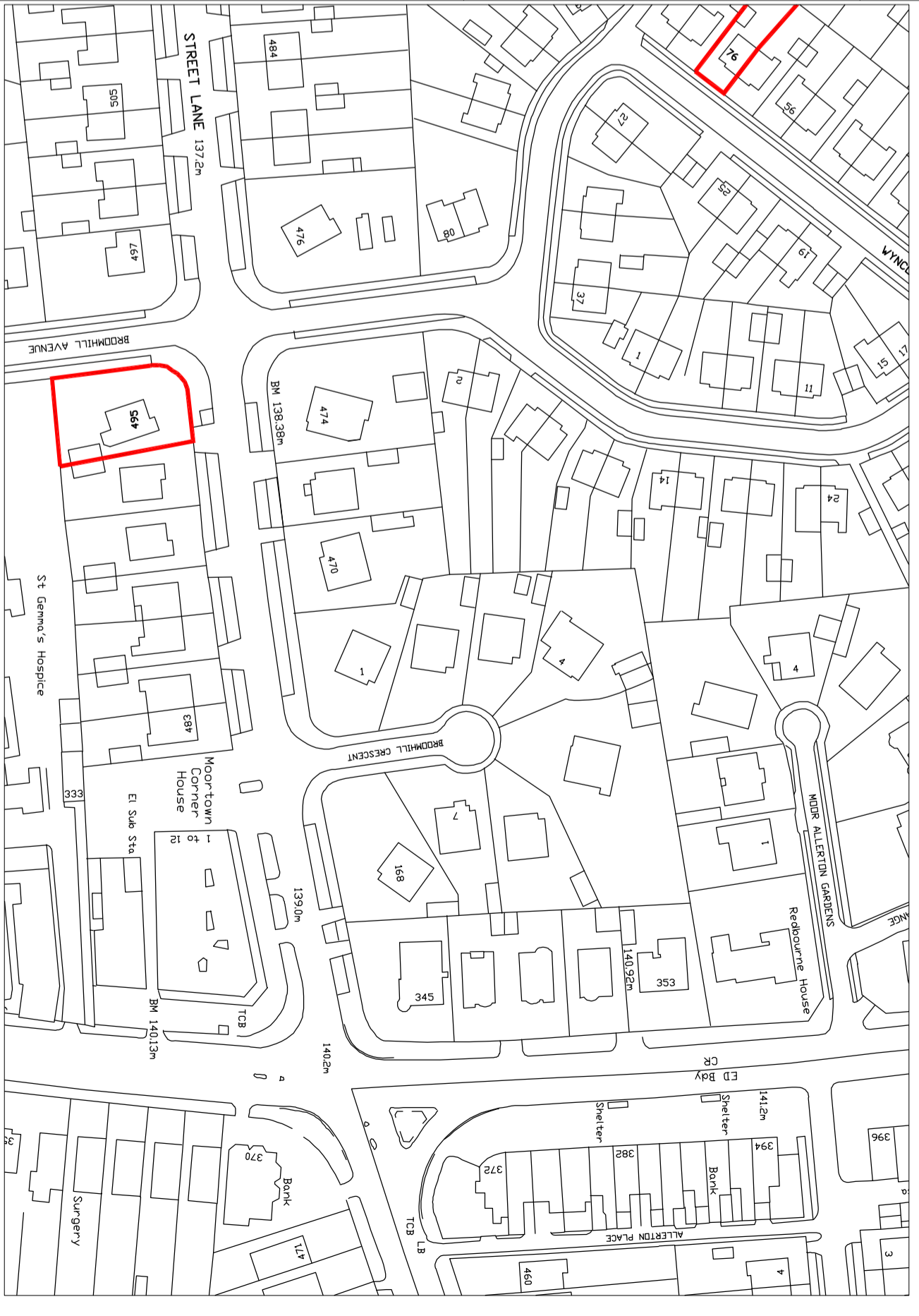
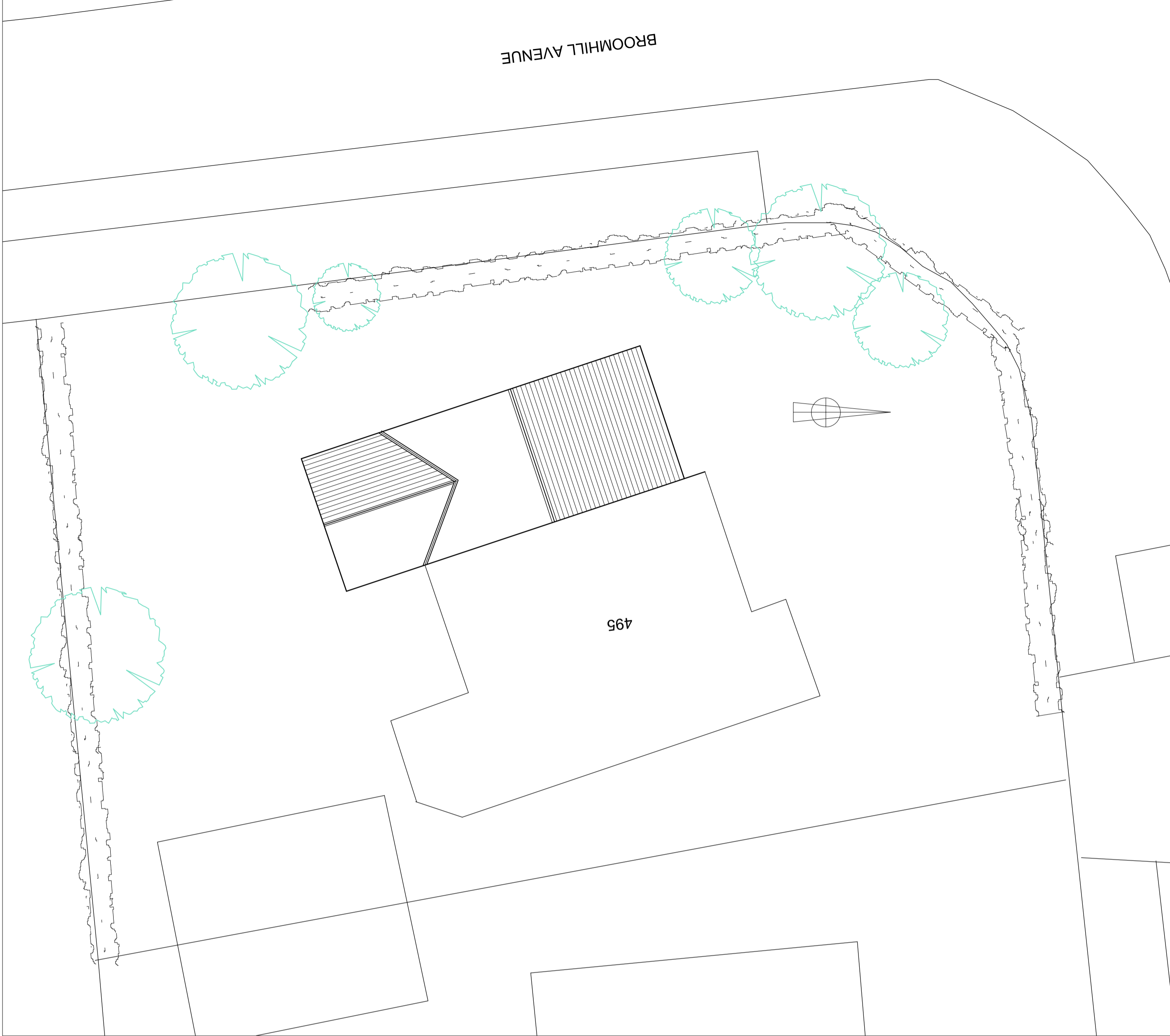
11.0 CONCLUSION

- 11.1 The application is therefore considered to be acceptable. The extension is not considered to be harmful to the design and character of the property nor would it have a harmful impact on the spatial character of the area and/or streetscene or neighbouring amenity. Subject to conditions the application is considered to be compliant with the relevant policies and guidance and approval is recommended.

Background Papers:

Application files 14/00321/FU
Certificate of ownership: Certificate A signed by applicant

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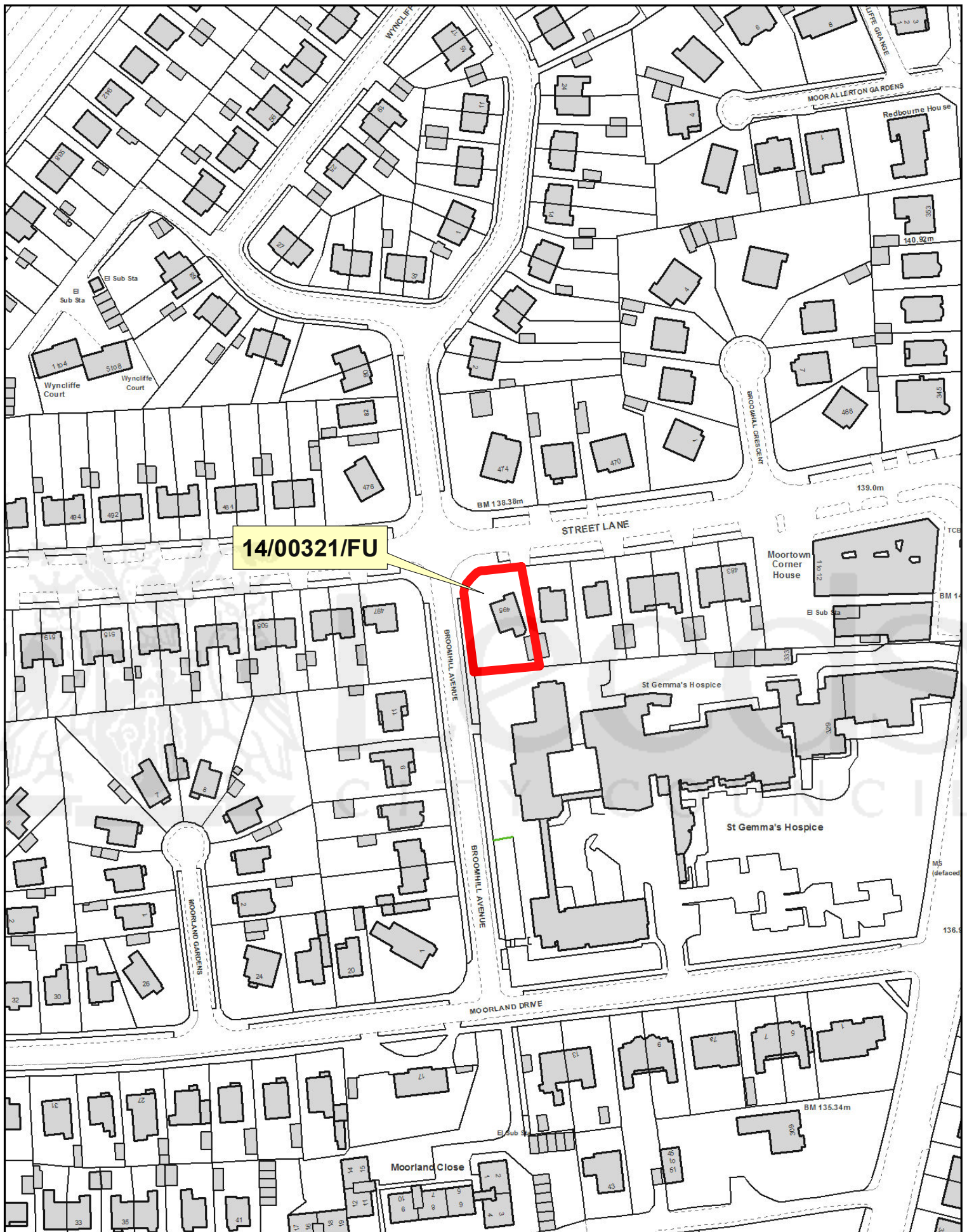
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TITLE	PROJECT TITLE
- SUITE PLAN	2 STOREY SIDE EXTENSION AT 495 STREET LANE LEEDS LS17

PROJECT	FILE	STATUS	SCALE	DRAWN	CHECKED	DATE
- 1222.1401	- D:\DRAWINGS\495STRLANE	- PLANNING	- 1:100 @ A2	WO	AJ	JAN 2014



NORTH AND EAST PLANS PANEL

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SCALE : 1/1500

