



Report of the Chief Planning Officer

PLANS PANEL NORTH & EAST

Date: 27 March 2014

Subject: APPLICATION 14/00852/FU – Two storey, first floor and single storey extension and new first floor side window at 6 Sandhill Oval, Alwoodley, Leeds, LS17 8EA

APPLICANT

Councillor D Cohen

DATE VALID

12 February 2014

TARGET DATE

9 April 2014

Electoral Wards Affected:

Alwoodley

Yes Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: GRANT permission subject to the following conditions

1. Time limit
2. Development to accord with approved plans
3. External materials to match those of the existing dwelling
4. No additional windows to be added

1.0 INTRODUCTION

- 1.1 This application is brought before the plans panel as the applicant is an elected member of the Council.

2.0 PROPOSAL

- 2.1 The applicant is seeking planning permission for a two storey, first and single storey extensions to the rear of No.6 Sandhill Oval.
- 2.2 The single storey part of the proposals would be:

- 3m depth to the southern side and 4.6m in depth to the northern side.
- Full length (13m).
- The existing sun-room will have its side elevation glazing replaced with brickwork.
- The roof-form would be generally flat but for a slight slop toward a valley gutter located to the centre of the roof.
- The height of this element would terminate at 2.9m.

2.3 The two storey part of the proposal (including the first floor extension) would be:

- 4.8m depth to the southern side and 6.5m in depth to the northern side.
- 8.4m in width.
- The height would terminate 700mm below the existing roof ridge.
- Two rear first floor gables are proposed to mirror those to the front of the property.

2.4 The external materials proposed would match those of the existing property.

- Brickwork
- Clay tiles
- uPVC windows and doors

3.0 SITE AND SURROUNDINGS

- 3.1 The application site is located on Sandhill Oval in the Alwoodley area of the City. Sandhill Oval is located east of Harrogate Road and south of Sandhill Mount. The Sandhills are residential in character and appearance with detached and semi-detached properties set generally within medium to large plots defining this part of Alwoodley. Building materials within the area are brick and render. The streets have grass verges with some level of on-street tree coverage but planting is generally located within domestic plots forming part of the front boundaries. To the west of Sandhill Oval are various amenities including a public house, a restaurant and various retail functions.
- 3.2 The application site itself comprises of a large two storey, double fronted detached property constructed in red brick under a hipped tiled roof set within a large plot. The dwelling is set back from the highway with a vehicular access to the left hand side of the property with a separate pedestrian access punctuated in the front boundary treatment of a low level brick wall with a well maintained hedge behind.
- 3.3 To the rear of the property there are existing extensions i.e. a sun room at single storey and two storey flat roofed extensions, as well as a single storey outbuildings to the southern boundary. The garden is landscaped and is bounded timber fencing, hedging and trees.
- 3.4 Sandhill Oval has a decline in ground level from south to north and properties follow this land level do that in terms of the site No.8 Sandhill Oval is located at higher ground level and No. 4 at lower ground level. The sloping land is also evident to the rear garden of the application site. To the rear of the site the properties to the south west are located at lower ground level.

4.0 RELEVANT PLANNING HISTORY

4.1 H30/653/76 – Re-roofing a sun room, two storey extension to rear – Approved 17 August 1976.

H30/218/74 – Extension to garage, kitchen and re-roofing of a sun room – Approved 21 August 1974.

5.0 THE HISTORY OF NEGOTIATIONS

5.1 The initially submitted scheme is considered to be on balance acceptable but Officers made suggestions regarding some minor detailing and fenestration at first floor. The applicant has agreed these changes and has sought to work with the Local Planning Authority (LPA) to achieve an appropriate and acceptable scheme.

6.0 PUBLIC/LOCAL RESPONSE

6.1 7 letters of notification were posted to the neighbours in the closest proximity to the application site. These letters were posted on 21 February 2014 advising of the proposal and that any representations should reach the Local Planning Authority (LPA) by the 18 March 2014.

6.2 No letters of representation have been received in response to the notification letters including.

7.0 CONSULTATIONS RESPONSES

7.1 Design Services (Architect) – No objections were raised to the extensions scale and design with some minor alterations suggested. The level of proposed roof was discussed and in the view of the architect the level of roof was a proportionate response to the level of extension proposed.

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).

8.2 The Core Strategy was submitted to the Secretary of State for Communities and Local Government on 23rd April 2013. The Secretary of State appointed a Planning Inspector to conduct the examination of the plan, which commenced on 7th October and ended on 23rd October. The Inspector's report is awaited. At this stage the only issues which the Inspector has raised concerning the soundness of the plan relate to the affordable housing policy and the Council's evidence on Gypsies and Travellers. As the Core Strategy has been the subject of independent examination (October 2013) and its policies attract some weight, albeit limited by the fact that the policies have been objected to and the Inspector's Report has yet to be received (currently anticipated in Spring 2014).

8.3 The below UDP policies, supplementary development documents and national guidance are considered to be relevant to this application:

Policy GP5: Development should not cause loss of amenity and resolve detailed planning considerations.

Policy BD6: refers to extensions/alterations should respect the design of the original building.

Supplementary Planning Guidance 13 - Neighbourhoods for Living.

The Householder Design Guide (2012) – The guide gives advice on how to achieve high quality design for extensions and additions to existing properties, in a sympathetic manner that respects the spatial context. The below policies contained within this document are considered relevant;

Policy HDG1: All extensions, additions and alterations 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 detail;
- iv) boundary treatments and;
- v) materials

Policy 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.

8.4 National Planning Policy Framework (2012): This document promotes sustainable (economic, social and environmental) development and *inter alia* endorses good design as playing a key factor in achieving sustainable development.

9.0 MAIN ISSUES

- Character and Appearance
- Residential Amenity

10.0 APPRAISAL

Character and Appearance

10.1 The National Planning Policy Framework (NPPF) states that good design is a key aspect of sustainable development and is indivisible from good planning and that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

10.2 In this instance, the proposed development would be located to the rear of the existing dwelling and would have an extremely limited impact on the street-scene. The level of impact would only occur when travelling south to north down Sandhill Oval and a slight visual would be obtain of the proposed roof of the development between the driveways of No.8 and No.6 Sandhill Oval. The area is in part defined by large properties and the level of roof that would be visible from the street would be seen in the context of large dwellings within a residential area and would

therefore not appear alien or incongruous thereby preserving the existing street-scene along Sandhill Oval.

- 10.3 Moving now to the design of the extension and its relationship with the existing dwelling. The property is a post war detached property, double fronted under a hipped roof with two gable features to the front elevation. To the rear of the dwelling there have been extensions added; planning history shows that these were granted planning permission in the mid 1970's. The existing extensions are flat roofed and whilst the materials of construction relate to the original house the flat roofs appear at odds with the main hipped roof form of the dwelling or the gable features to the front elevation. The proposed introduction of a pitched roof to extend from the main dwelling to cap the proposed extensions and the existing flat roofed additions is considered to be an improvement in design terms and the resulting gables to the rear would have correlation with the two existing gables to the front elevation of the dwelling. Albeit the proposed sit next to each other rather than having the spacing those at the front have. The proposed window proportions and placing on the proposed extensions are considered to be appropriate and respond well with the dwelling.
- 10.4 The amount of roofing is not insignificant; however it is not considered that the proposed scale and massing of the extensions would be detrimental to the character and appearance of the existing dwelling and the proposal is considered to represent proportionate additions when considered against the scale and massing of the existing dwelling. A view was sought from a Design Services and it was concluded that the amount of roof was equative to the level of development and not unduly harmful in a design sense. Moreover the application plot is large and the additional built form above that of the existing dwelling would not significantly erode the plot to building ratio. Therefore it is considered that the resulting dwelling would still be representative of the areas general character in terms of large dwellings set within plots relative to their size.
- 10.5 To further enable a fluent union between the existing dwelling and the extensions the proposed external materials would match those of the existing. This can be secured by imposing a planning condition.

Residential Amenity

- 10.6 The proposed development would result in glazing that would create outlooks towards the rear with two side elevation windows to the southern elevation, one at ground floor and another at first floor. Advice contained within SPG13 - Neighbourhoods for Living advises that a separation distance of 10.5m from main windows (living and dining rooms) to boundaries and 7.5m from secondary windows (bedrooms and ground floor kitchens) to boundaries are acceptable. The advice also gives separation distance of 18m between secondary windows (bedrooms) and 21m main aspect windows at ground floor to adjacent main aspect windows. The rear facing windows retain a separation distance that is in excess of those detailed in SPG13. The proposed first floor windows are not considered to offer any more outlooks than can already be gained from the existing first floor windows. Therefore it is considered that the outlooks that would be gained from the proposed rear elevation would not be harmful to the living conditions of neighbouring occupants, i.e. the flanking properties and those to the north-west on Harrogate Road and Crescent Gardens.

- 10.7 The two side elevation windows proposed would serve a bedroom at first floor and a kitchen at ground floor. The ground floor window would face out onto a timber fence whilst the first floor would face towards blank masonry of No.8 Sandhill Oval. This window would also be able to provide outlooks onto the rear garden area of No.8 but this situation would be no worse than the current outlooks from the rear elevation first floor windows.
- 10.8 The ground floor element would have a depth of 4.6m to the northern boundary but would retain sufficient distance to the boundary to mitigate for the additional 1.6m above what is advised in the HDDG.
- 10.9 The northern boundary with No. 4 Sandhill Oval comprises of a mature hedge and for the majority of the ground floor depth to this side this hedge would screen the proposal and that part which extends past this hedge is not considered to be so significant that it would reduce the neighbours enjoyment of their rear garden in terms of over-dominance of the perception of such by reason of a sense of enclosure. This is also considered to be the case in terms of the two storey extensions which would retain a sufficient distance from the northern boundary, thereby reducing the perception of over-dominance from the proposal.
- 10.10 To the opposite boundary with No.8 the impact is more acute in that the two storey elements of the proposal are in closer proximity to the common boundary. No.8 is set at higher ground level. No.8 has their own two storey rear extension and the proposed development at this side would not dramatically alter the existing situation in terms of perceived enclosure. Moreover No.8 has an extensive garden where the external amenity area is set away from where the proposed two storey projection would be located. It is therefore considered that the living conditions of the occupants of No.8 would remain within acceptable limits.
- 10.11 The properties to the south-west and west on Harrogate Road and Crescent Gardens are a sufficient distance away so that dominance or any sense of enclosure from the proposed development would not exist.
- 10.12 Clearly some level of shade would be created throughout the day, however it is not considered that the shade cast towards the flanking properties would be significant. To the north towards No.4 the single storey element of the proposals would cast a limited level of shade during the middle part of the day and even with the applications site elevated position above No.4 it is not considered that withholding planning permission on grounds of over-shadowing would be reasonable and may present a weak argument at any subsequent appeal. To the southern boundary with No.8 the shade that would fall onto this neighbour would fall onto a driveway and outbuilding and not towards habitable room windows or what can reasonably be considered as external amenity space that would be used when there is a large rear garden area beyond this driveway.

11.0 CONCLUSION

- 11.1 After due consideration, it is considered that for the reasons detailed above and subject to the conditions at the head of this report that planning permission is granted.

Background Papers:

None

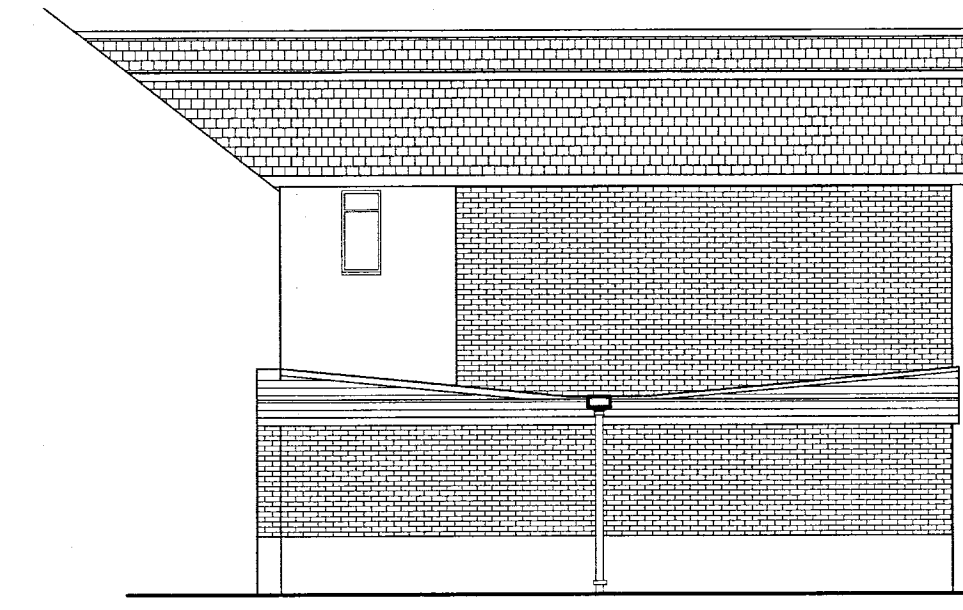
Certificate of Ownership (Cert A) signed by the agent for the applicant: 12 February 2014.



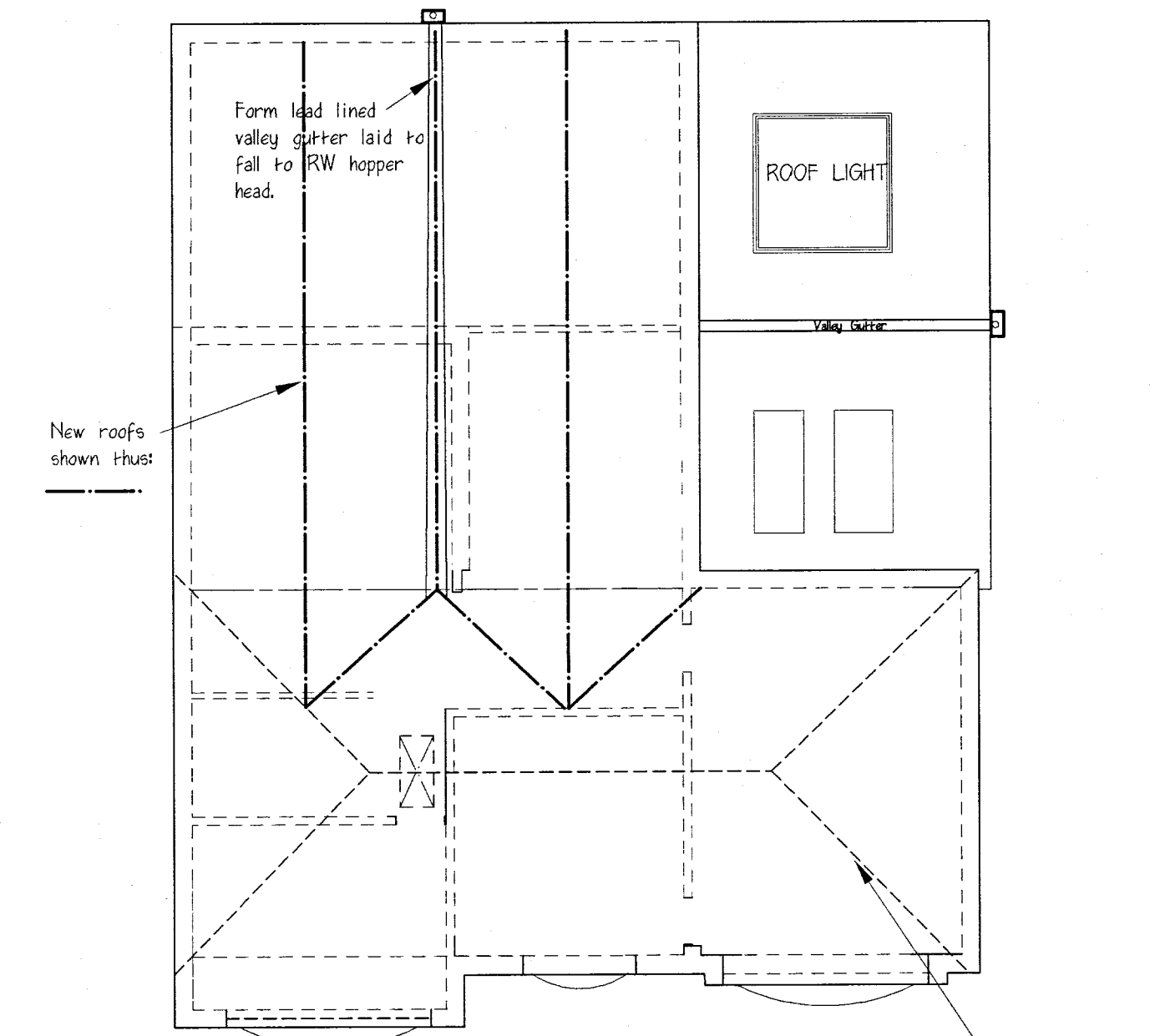
SIDE ELEVATION



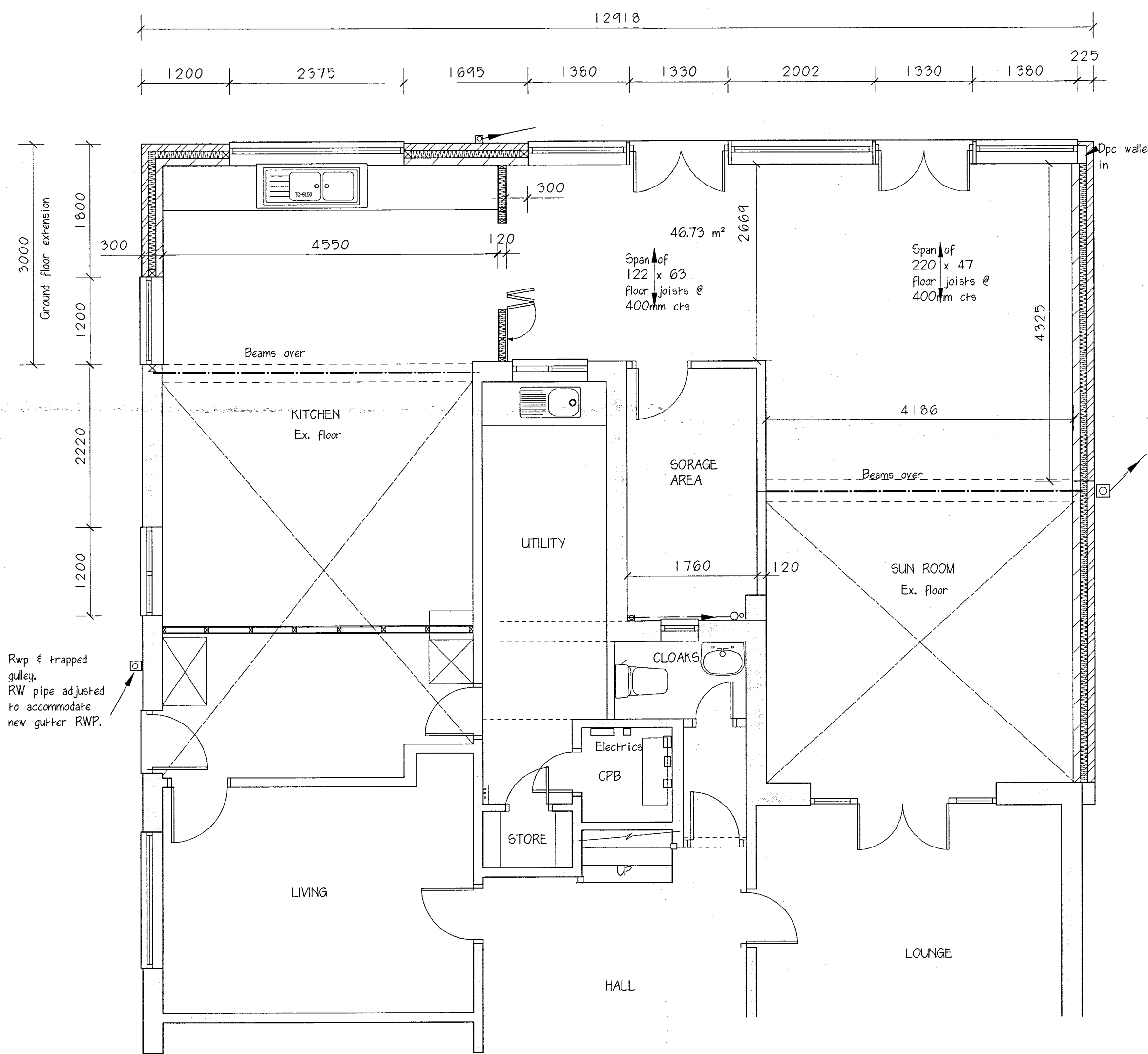
REAR ELEVATION



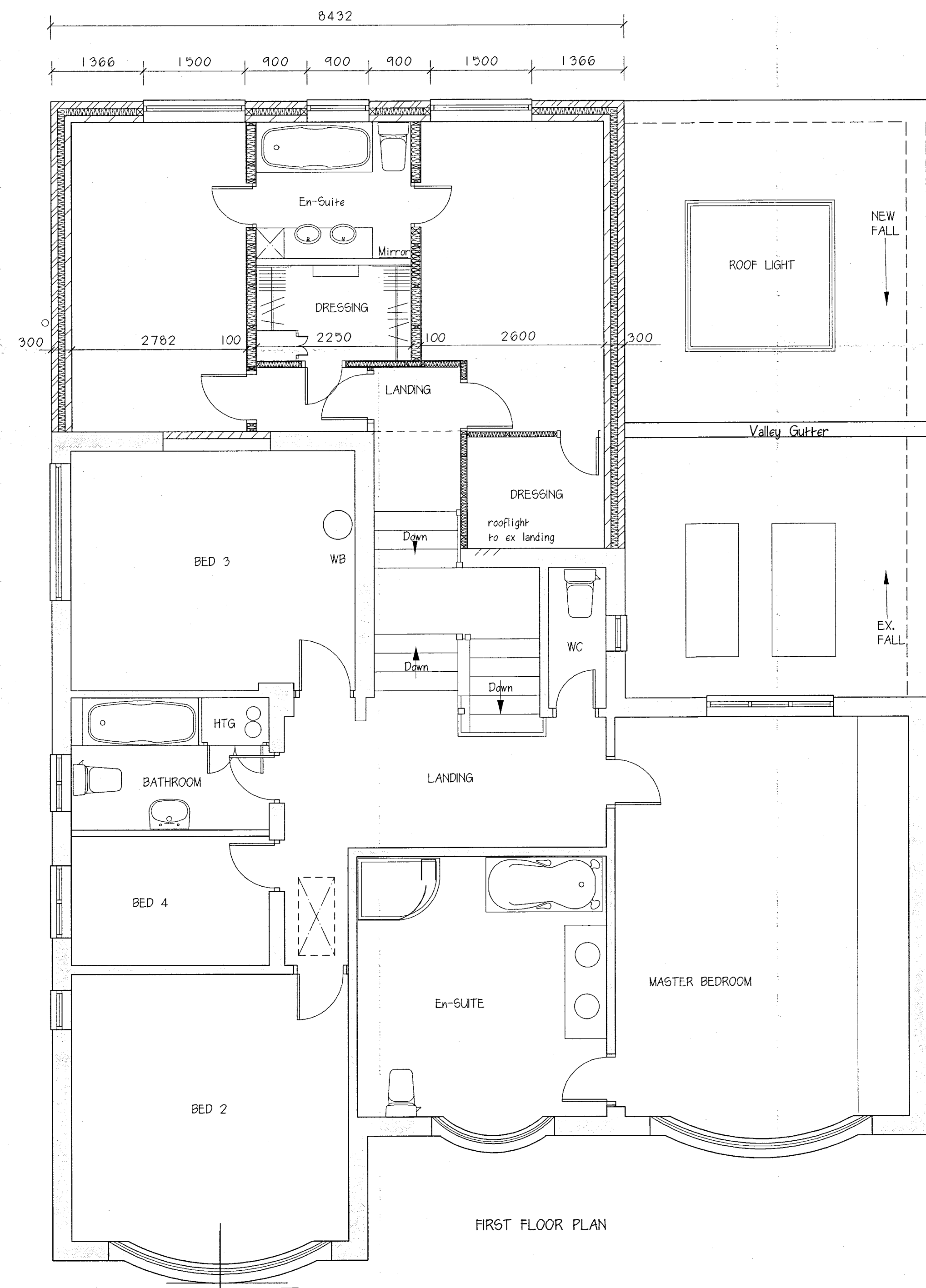
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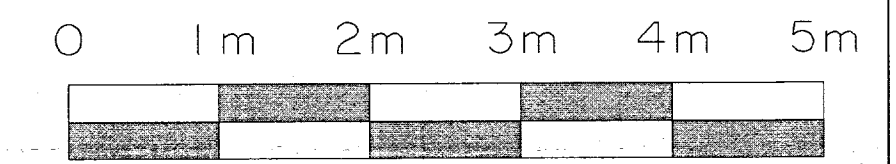
PROPOSED ROOF PLAN



PART GROUND FLOOR PLAN



FIRST FLOOR PLAN



1 TO 50 SCALE BAR

NOTE:
No dimensions are to be scaled off this drawing.
All dimensions are to be verified on site prior to commencement of any works being carried out.
Any discrepancies to be notified to M. R. Hart & Associates.
This drawing to be read in conjunction with drawings nos. DC/MRH/1, /3, /4 Specification

REV. A. 11/03/14 MRH.
Drawing amended per. Planning Letter rcd. from A. Casey.
Rear elevation, gables adjusted and windows to first floor bedrooms and en-suite repositioned.
REV. B. 12/03/14 MRH.
Drawing amended per. Planning Email rcd. from A. Casey.
Rear elevation, windows to first floor bedrooms and en-suite small increase of 150mm so each window side giving a window width of 300mm to retain centreline positions.

LEEDS CITY COUNCIL

13 MAR 2014

REVISION

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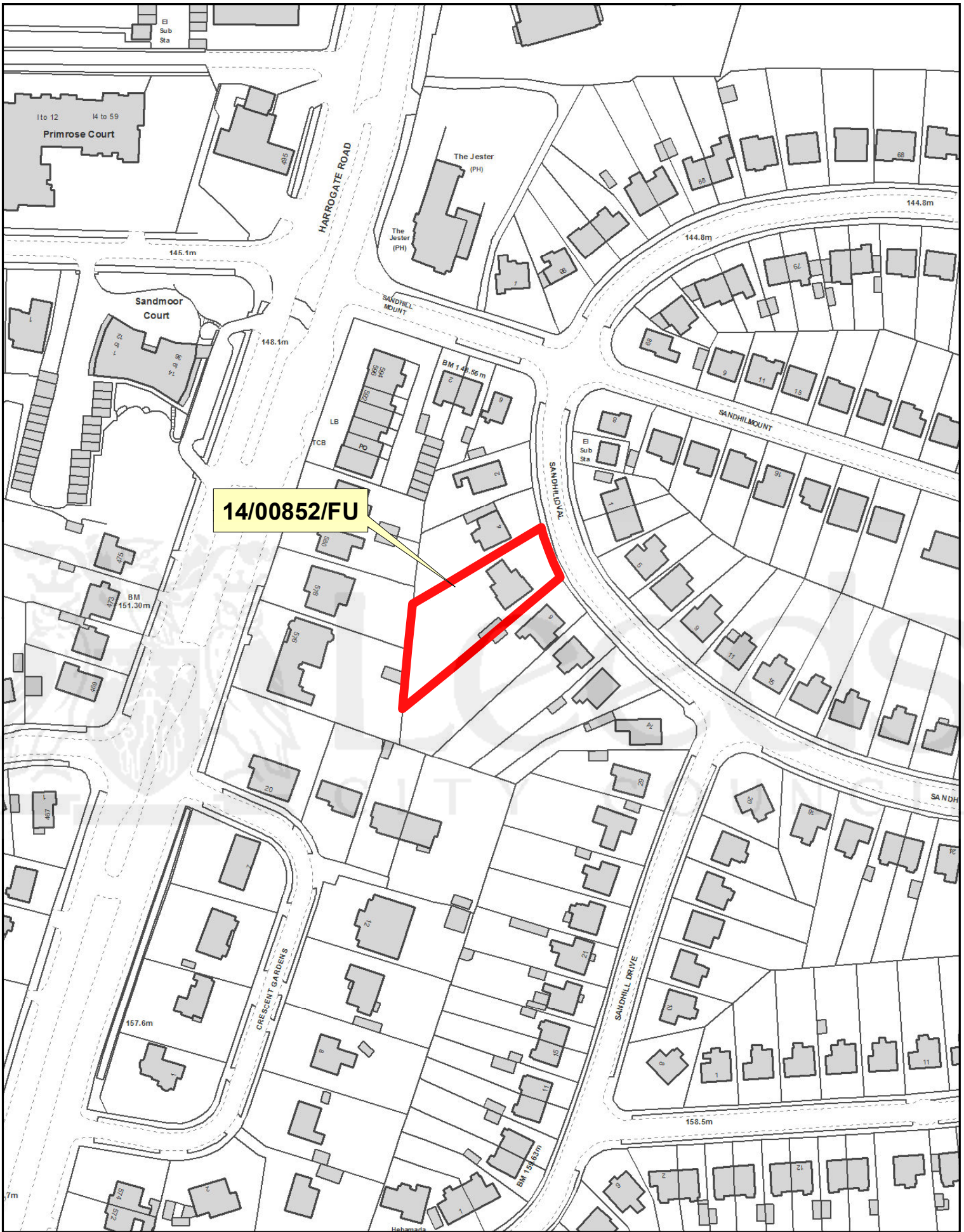
CLIENT : MR. & MRS. D. A. COHEN

PROJECT : PROPOSED BEDROOM AND KITCHEN
EXTENSIONS TO 6 SANDHILL OVAL
LEEDS LS17 8EA.

DRAWING : PROPOSED DETAILS

SCALE: 1/50	DRAWN BY: MRH	DATE: 13/01/14
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DRAWING No: DC/MRH/2A/B



NORTH AND EAST PLANS PANEL

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PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & DATA TEAM, LEEDS CITY COUNCIL

SCALE : 1/1500

