
Report of the Chief Planning Officer

SOUTH AND WEST PLANS PANEL

Date: 29th May 2014

Subject: Application number 14/01883/FU – Alterations including raise roof height to form new first floor to bungalow; two storey front and rear extension; and new roof to existing garage at 9 Moorway, Guiseley.

APPLICANT
Gavin Finn

DATE VALID
28 March 2014

TARGET DATE
23 May 2014

Electoral Wards Affected:

Guiseley and Rawdon

☐ Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

☐

Community Cohesion

☐

Narrowing the Gap

☐

RECOMMENDATION

APPROVE subject to the following conditions

1. Time limit
2. In line with approved plans
3. Walls to be white rendered
4. Sample of roof material to be submitted
5. No windows on the side elevations

1.0 INTRODUCTION

- 1.1 The application is for extensions to an existing bungalow which is within the Tranmere Park Conservation Area. Referred to Plans Panel at request of Councillor Pat Latty who considers that the changes proposed will be totally unsuitable in this location, will change the look of that location and will be quite contrary to the objectives of the Neighbourhood Design Statement and to the original vision for Tranmere. It will overpower neighbouring houses and will take light from some.

2.0 PROPOSAL:

2.1 The application is for extensions to an existing bungalow which will create an increase the height of the property and provide first floor accommodation. The extensions proposed are as follows:

- Raising of the existing hipped roof by 3.2 metres with the eaves staying at the same level for the majority of the front elevation with the rear elevation eaves being raised by 2.5 metres.
- Two gable structures on the front elevation.
- A large gable at the eastern end of the property which will be 7.7 metres in height width of 6.5 metres and projection of 1.3 metres.
- There is a small dormer on the front elevation .
- There will be a change in roof on the existing garage. At the moment the garage has a gable roof, the new roof will be a sloping roof like the rest of the front elevation with the eaves in same position as exists and an overall height of 5.2 metres. This will have a hipped end elevation which will be the same slope as the hip on the front elevation
- At the rear as well as the height of the property being increased as detailed above there will also be a two storey gable which has a sloping roof. This will be 4.7 metres to the eaves and 8.2 metres to the apex. It will be 6.5 metres in width and project out by 0.5 metre.
- The extension will create 4 bedrooms and bathrooms in the roof space.
- The materials will be render to match the existing bungalow with the ground floor of the gable to the front elevation to be stone facing.

3.0 SITE AND SURROUNDINGS:

3.1 The existing property is a 5 bedroomed bungalow which is 2.3 metres to the eaves and 3.9 metres to the apex. The bungalow has a sloping roof from the front elevation with a small gable in the location of the garage.

3.2 At the rear is an single storey extension which also takes the form of a gable. The bungalow is set back from the highway at the front of the building by 7 metres with no boundary treatment. The garden length to the rear is 13.5 metres except for the single storey projection which reduce the garden length to 8 metres. On this rear boundary is a wide hedge and vegetation.

3.3 The boundary treatment on both side elevations is also hedges and vegetation. The property to the west of the development (number 11) is a white rendered two storey house. Two houses are located at 90 degrees to the east elevation of the development and these are also two storey and white rendered. The properties that face onto the bungalow and to the rear are also white rendered two storey properties.

3.4 The rest of the area is residential in nature and consists of two storey houses. The site is located within Tranmere Park Conservation Area.

4.0 RELEVANT PLANNING HISTORY:

4.1 13/04772/FU – alterations including new first floor, two storey front extension, Juliet balconies and new roof to existing garage withdrawn 6/12/2013. The scheme did involve raising the whole of the bungalow to a two storey house.

07/01993/FU – Single storey side extension approved 15/05/2007

5.0 PUBLIC/LOCAL RESPONSE:

- 5.1 Site notices were erected on 17 April 2014 and the application was advertised in the Wharfe Valley Times on 17th April 2014. Letters were also sent to 15 properties on 10th April 2014. The overall expiry date for comments was 8 May 2014.

Councillor Pat Latty has objected to the application for the following reasons:

- The changes proposed will be totally unsuitable in this location, will change the look of that location and will be quite contrary to the objectives of the Neighbourhood Design Statement and to the original vision for Tranmere. It will overpower neighbouring houses and take light from some.

Councillor Wadsworth has objected to the application for the following reasons:

- Doesn't comply with Neighbourhood Design Statement when extensions should be subservient appearance to the property and set back from the frontage and have a roof height that is significantly lower than ridge height. The change of a bungalow to a two storey house with an extension to the front and rear is completely in contradiction to Neighbouring Design Statement.
- Object on the grounds of privacy and amenity particularly to 13 The Crescent whose lounge and garden would be overlooked. 15 The Crescent would also be overshadowing and have a loss of light as well as having to look at a large blank wall.
- Number 22 and 22 Moorway would also be affected.
- Changes to the front of the property change the line of the building and lead to the loss of parking space would could result in more street parking
- The change of the building from a bungalow to a house could have a detrimental effect on the street scene and the character of the area.

20 letters of objection have been received from local residents who are concerned with the following;

- The existing extended bungalow is larger than the bungalow which was originally on the site and a substantial size compared to surrounding houses.
- Property will be imposing on surrounding properties.
- The proposed materials of blue slates, buff walls and timber windows in not in keeping with the surrounding houses which are white render with white window frames and brown tiled roofs.
- The proposal is not an extension but a complete rebuild
- It doesn't comply with Tranmere Park Neighbourhood design Guide for a number of reasons:
 - o The extension should be subservient which it isn't
 - o Radically changes the street scene
 - o Doubling in size is overdevelopment of the plot
 - o Preserve the estate only a small number of bungalows on site
 - o Extensions should not reduce significantly the gap space between adjacent houses
- The original sale of the land has a covenant that the development should remain single storey.
- Loss of privacy as windows on the upper floor will overlook my garden.
- Original builder only installed foundations to support a single storey development.
- Noise, dust and disruption related to the building of the extension will have negative impact on residential amenity
- The new building will make areas of our garden darker

- Reduces the amount of space for on site parking.
- Building will be located close to the side boundaries off the plot significantly reducing the visual gaps between dwellings which form a positive characteristic of the present streetscene and locality.
- Limited outdoor amenity space to the front and parking already an issue as garage not used. Larger extension will increase vehicle ownership and make situation worse.
- Only minor changes such as removal of Juliet balconies since the previous scheme was withdrawn.
- Overall scale and mass of the proposed development remains unchanged.
- Two storey development will be overbearing and out of keeping and proportion both with the site and with neighbouring properties.
- Loss of privacy due to overlooking
- Overshadowing and loss of light
- Loss of view from landing window
- New velux rooflight in kitchen will overlook our landing window
- Building to the front changes the building line and the possible loss of a parking space to the front

6.0 CONSULTATION RESPONSES:

None

7.0 PLANNING POLICIES:

Development Plan

- 7.1 The development plan for the whole of the Leeds District is the Leeds Unitary Development Plan Review (2006). Section 38(6) of the Planning Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Local Policy

- 7.2 Relevant Leeds Unitary Development Plan (Review) 2006 Policies:

- GP5 seeks to ensure that development proposals resolve detailed planning considerations, including amenity.
- BD6 requires all alterations and extensions to respect the scale, form, detailing and materials of the original building.

- 7.3 Householder Design Guide SPD:

- 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. It helps to put into practice the policies from the Leeds Unitary Development Plan in order to protect and enhance the residential environment throughout the city.
- Policy HDG1 of this document relates to design and appearance and states that alterations and extensions should respect the scale, form, proportions, character and appearance of the main dwelling and the locality.
- Policy HDG2 of this document states that development proposals should protect the amenity of neighbours.
- This document was approved by LCC Planning Board in April 2012.

- 7.4 Tranmere Park Neighbourhood Design Statement October 2010.
In relation to extensions to properties it states that extension should:
- Be 'subservient' in appearance to the main property, be set back from frontage, should have roofs of significantly lower ridge height, similar roof pitch, verge, gutter and downpipes, window details and roofing materials
 - Extensions should not reduce significantly the gap space between adjacent houses with distinct visual separation retained.
- 7.5 Tranmere Park Estate Conservation Area Appraisal and Management Plan adopted in May 2013.
- This building is not a positive building in the Conservation area. In relation to extensions its states
 - Ensure extension doesn't dominate existing house with the extension being subservient
 - Utilise a sensitive and complementary palette of materials with white or off white render being the unifying material
 - Ensure the extension doesn't take up excessive garden space
 - Consider including design features that are characteristic of the main house or locality.
- 7.6 Draft Core Strategy
- 7.7 The Publication Draft of the Core Strategy was issued for public consultation on 28th February 2012 and the consultation period closed on 12th April 2012.
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. In February 2014 the Inspector set out a series of modifications required by the Council in order to ensure the soundness of the Core Strategy. 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 examination.
- 7.8 National Policy
- 7.9 The National Planning Policy Framework (NPPF) sets out the Government's planning policies and contains policies on a range of issues.
- 7.10 In respect of design it states that permission "should be refused for development of poor design that fails to take the opportunities available for the improving the character and quality of an area and the way it functions." 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".

8.0 MAIN ISSUES

1. Design and impact on conservation area
2. Overshadowing

3. Overdominance
4. Privacy and overlooking
5. Garden space
6. Highways
7. Representations

8.1 APPRAISAL

1. Design and impact on conservation area

- 8.2 The existing bungalow is not a positive building in the Conservation Area. None of its design features are characteristic within this conservation area. The building currently does not enhance or preserve the conservation area.
- 8.3 The proposed extensions whilst being significant and substantial do include classic features that are common within this conservation area such as low eaves, sloping roofs, a gable and a small dormer. The existing bungalow is buff render and the proposed extension is to be buff render too. However, white render is the main characterise of this part of the conservation area so it is suggested that if the application is approved the whole of the property should be painted white render to blend in with its surroundings. There is small element of stone on the front elevation gable which provides interest but is also a material evident in this conservation area. For all these reasons it is considered that the design of the house is an improvement over the original bungalow and once constructed will enhance the conservation area.
- 8.4 There have been a number of objections that the proposal will impact detrimentally on the street scene with the proposal extending for the whole width of the plot and not allowing for significant gaps in the street scene which is a characteristic within Tranmere Park and a feature required to be retained within the Tranmere Park Neighbourhood Design Guide.
- 8.5 The existing bungalow has been extended in the past so that the ground floor does almost cover the whole width of the plot with a gap of 0.2 metre on one boundary and 0.9 metres on the other side. However, the first floor extension doesn't cover the whole of the existing ground floor area. The highest part off the proposal on the east elevation is the peak of the proposed gable and this highest part is located 7 metres away from the boundary. In terms of the western elevation there is a hipped roof over the garage then beyond this a hip for the main roof. This ensures that the highest part of the roof is located 8.2 metres away from this eastern boundary. The fact that the two end elevations slope away from the boundary and the majority of the front elevation maintains the low eaves line with a shallow sloping roof ensure that there is still a gap between the application property and number 11. As there is not a property adjacent to the eastern side and the property is at 90 degrees there still remains a significant gap to number 15.
- 8.6 Concerns have been raised that the proposal does not comply with the Tranmere Park Neighbourhood Design Guide in that the proposals are not subservient especially when added to previous single storey extensions. It is accepted that the proposed extensions are extensive but the scheme design elements such as the gaps to the sides and the low eaves level on the front elevation ensure that this is not a full change from a bungalow to a house.

2.Overshadowing

- 8.7 The property to the east of the extension (Number 15 The Crescent) has its garden on the eastern side of the proposal. The extension is west of this garden so any loss of sunlight and overshadowing would be for a short period before the sun sets. This is considered not to have a detrimental impact on the residential amenity of this property to an extent that warrants a refusal of the scheme. The other property (number 13 The Crescent) that has its rear boundary on the side boundary of the extension should have no loss of light/overshadowing due to the angle of the property in relation to the extension and the movement of the sun.
- 8.8 In terms of the property to the west of the site (number 11 Moorway). This property location to the west of the site ensures that there will be no loss of sunlight to this property's garden and house. In terms of the property to the rear (number 2 Westway) this is located to the south of the property so there is no loss of light or sunlight.
- 8.9 Finally the property the other side of Moorway (number 22 Moorway) is located north of the application property so there is potential to effect light and sunlight to this property. However, there is a good distance between the two properties (22m) and any loss of sunlight will be for a short period around the middle of the day. It is also to the front garden which is generally not the main garden used by occupiers.
- 8.10 For all the above reasons it is concluded that on balance the proposed extension will not have a detrimental impact in terms of overshadowing and loss of light on the residential amenity of the surrounding premises.

3. Overdominance

- 8.11 The proposal is to add accommodation on the first floor so does involve a higher building than what currently exists. Apart from a small projection to the front and rear on the proposed gables the rest of the extension is in line with the front and rear elevations.
- 8.12 In terms of property which sits at right angles to the dwelling (number 15 The Crescent) this currently looks at a single storey gable with a maximum height of 4.1 metres. This gable will be extended upwards with the new eaves line at 4.9 metres some 0.8 metres higher than the existing. This is located 14 metres away from the rear elevation of number 15 when the guidance suggests 12 metres is adequate. The overall roof height in this elevation will be 7.8 metres but the roof slopes away from this boundary so this maximum height is located an additional 3 metres away from number 15. The location of the highest height is therefore 17 metres away from the rear elevation when 12 is normally required. Therefore it is considered on balance that there will not be a detrimental impact on residential amenity caused by overdominance to number 15.
- 8.13 In terms of the property to the west of the site this has its side boundary on the side facing the proposal. There is a landing window on this elevation but these windows are not principal windows. The main two storey element of the extension is located 8 metres away from this elevation. The plans have also been altered to have a hipped roof which now slopes away from this boundary. For all these reasons it is considered that the proposal will not overdominate the property to the west.

- 8.14 In terms of the property to the rear the extension is located over 20 metres away from the rear boundary of number 2 Westway which is sufficient to prevent overdominance issues.
- 8.15 Overall, on balance it is considered that the proposal does not have a detrimental impact on surrounding residents in terms of overdominance.

4. Privacy and overlooking

- 8.16 The extension involves 3 new windows at first floor level on the front elevation. The two smaller windows are to a shower room and dressing room which are likely to be obscured glazed. The third window is to a bedroom but it overlooks the existing street scene which is already overlooked by all the other properties windows on the street. There is also over 22 metres between this new window and the existing windows on number 20 Moorway when a distance of 18 metres is required.
- 8.17 There are no windows proposed on the two sides of the extension. The end elevation to the east of the property does overlook the back gardens off number 13 and 15 The Crescent so a condition is required which prevents the insertion of windows on this elevation.
- 8.18 To the rear there are five new windows proposed with three of these for bedrooms. These windows are 11 metres from the rear boundary when a distance of 10.5 metres is required and there is a distance of 25 metres when a distance of 18 metres is required.
- 8.19 There has been an objection from the property at right angles to the application site, that the rear windows will overlook their garden but there is 11 metres from the new window and this gardens boundary when 10.5 metres is required plus the windows will have an oblique angle.
- 8.20 Overall it is considered that on balance the proposal will not have a detrimental impact in terms of overlooking and privacy and therefore on residential amenity.

5. Highways

- 8.21 The existing bungalow has 5 bedrooms where the new property will have 4 bedrooms so no additional parking required. Whilst the design of the garage changes the size and location of the garage is the same. There is a requirement to be able to park two cars off the highway. As well as the space in the garage there is also a width of 7.6 metres hardstanding to the front with the drive also being over 6 metres which is adequate to park two cars off the highway. Overall there will not be a detrimental impact on the safe and free flow of traffic caused by this proposal.

6. Garden space

- 8.22 The extension is above some of the existing footprint so the proposal does not incorporate any additional garden space. However, the floorspace is increasing so an assessment needs to be made as to whether the overall garden area is large enough for the overall floorspace of the dwelling. Neighbourhoods for Living states that 2/3rds of the floorspace should be provided as private amenity space. In this case the rear garden is does comply with this guidance.

9.0 CONCLUSION

- 9.1 The application does involve extensive changes to the existing bungalow and does change the size and design of the existing property. The extensions are generally not considered to be subservient so not in line with the guidance within Tranmere Park Neighbourhood Design and the guidance within the Householder Design Guide. However, the existing bungalow design has no merit in the existing Conservation Area. The new design will enhance the conservation area and on balance officers consider that the enhancement of the conservation area outweighs the guidance within the other two documents.

Background Papers:

Certificate of ownership: signed by applicant.
Planning application file.



SOUTH AND WEST PLANS PANEL

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