
Report of the Chief Planning Officer

NORTH AND EAST PLANS PANEL

Date: 24th July 2014

Subject: 13/04814/FU– Two Storey side extension incorporating integral garage and two dormer windows to front and rear; single storey rear extension; convert existing integral garage to habitable living space; two dormer windows to front, three dormer windows to rear and insertion of windows to both sides forming habitable rooms in roof space at Greythatch, Wetherby Road, Scarcroft, Leeds, LS14 3BB

APPLICANT

Mr Richard Sykes

DATE VALID

18th October 2013

TARGET DATE

13th December 2013

Electoral Wards Affected:

Harewood

☐ Yes

Harewood
(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 shall be carried out in accordance with the approved plans.
3. The external walling and roofing materials shall match those existing.
4. The first floor window in the side elevation of the two storey extension shall be glazed with obscure glass.
5. Protection and retention of trees.
6. Mobile home to be removed from the site within 1 month of the occupation of the home following the completion of the building works subject to this planning permission.

1.0 INTRODUCTION

- 1.1 This application was reported to the North & East Plans Panel of 19th June 2014 where it was resolved:

To defer and delegate the application to the Chief Planning Officer in consultation with Ward Members on revised proposals in respect of the design of the back of the property and to reduce the extent of the hardstanding. The situation regarding the mobile home is to be monitored by the council's Compliance Team. In the event no agreement could be reached by all parties, that the application be returned to Panel for determination

- 1.2 Following the Panel resolution discussions took place with the council's Conservation Officer and the applicant to see how the design could be revised to meet Panel's wishes. Accordingly revised plans were submitted that showed the following revisions:
- Reduction in the bulk in the profile of the dormers (fascia and front wall surrounds to be narrowed)
 - Rooflights flush to roof rather than protruding
 - Align ground floor windows and rooflights of single storey rear extensions with first floor windows of existing house
 - Align right hand ground and first floor windows in 2 storey rear extension
 - The extent of hardstanding to the front was reduced and replaced with landscaping.
- 1.3 Ward Members were consulted on the revised plans. Councillor Castle confirmed that she was "happy with the proposed revisions". Councillor Rachael Procter maintains concerns about the proposal particularly with regard to the width of the resultant house and the Juliet balcony at the rear. Councillor Procter requested that the application be reported back to Panel for determination.
- 1.4 Members will recall that this application was originally brought to Panel at the request of Councillor Rachael Procter due to the harmful impact the extension has on the character of the Conservation Area and the impact on neighbouring dwellings. The Councillor also requested a site visit and this was undertaken on 19th June.
- 1.5 The previous report is updated and set out below.

2.0 PROPOSAL

- 2.1 The application proposes to construct a single storey rear extension, a two storey side extension and dormers to the front and rear. As part of the scheme the existing garage to the side of the dwelling will be converted to form habitable rooms.
- 2.2 The proposed single storey rear extension will project out 4m from the rear elevation of the dwelling and will measure 4m in height.
- 2.3 The proposed two storey side extension will measure 6.2 in width, 9.2m in height and 7.1m in depth. The proposal will be set down from the ridgeline of the main building by 0.5m, and will be set in from the front elevation by 1m.
- 2.4 An eyebrow dormer is proposed to the front elevation and three pitched roof dormers are proposed to the rear. The face of the proposed front dormer will measure 2.2m x 1.7m.

3.0 SITE AND SURROUNDINGS:

- 3.1 The application relates to a two storey white rendered detached residential dwelling. The property is in the Arts and Craft style and stands within a leafy well stocked verdant plot. The plot on which the main dwelling stands is approximately 56m long and 25m wide. The property is set back approximately 26m off the highway. The garden area is well enclosed hedging over 2m in height and also features mature trees. Dwellings are located on either side and beyond the rear elevation. The dwelling to the north, No.1 Wayside Crescent, is oriented so that its rear elevation faces the side elevation of Greythatch.
- 3.2 The property is located in the Bardsey-Cum-Rigton Conservation Area. The Bardsey-Cum-Rigton Conservation Area Appraisal and Management Plan designates that site within Character Area Four, which is described as featuring early 20th century residential developments of substantial detached properties set in private gardens. The buildings in the vicinity are individually designed but unified through the use of a common palette of materials, colours and Arts-and-Crafts derived details and white painted render.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 A mobile home has been placed in the front of this property and this has been the subject of an enforcement investigation. The situation with regard to the mobile home continues to be monitored. Under planning legislation the stationing of a caravan (and the legal definition includes mobile homes with the general rule of thumb being those structures that can be transported on the back of a lorry) does not require planning permission so long as it is not occupied on a permanent basis. It is regarded as a use of the land and a residential chattel. It is understood that the applicant and his family intend to occupy the mobile home whilst the building works subject to this application are carried out (assuming that planning permission is granted). In those circumstances that occupation would constitute permitted development (i.e. planning permission is granted by government statute).

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 The applicant was advised that the two storey side extension and the number of dormers originally proposed were considered excessive and disproportionate to the original building. Therefore, the applicant has revised the proposal and reduced the scale of the two storey extension, the number of dormers have been reduced and an eyebrow dormers has been proposed to the front.

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 The application has been advertised by neighbour notification letters posted 21.10.2013.
- 6.2 The revised drawings were re-advertised and notification letters were sent to all original contributors on 21.05.2014
- 6.3 **Bardsey Parish Council** objects to the proposal and comments that the proposal will result in a very substantial increase in the mass of Greythatch. In particular, the PC is concerned that the garage, will occupy a large proportion of the total width of this modest plot, which is considered to have an unbalancing effect upon the street scene in this location. The PC also states that the design and large mass of this proposal will do nothing to enhance the character of this 2009 newly designated Bardsey-cum-Rigton Conservation Area.

- 6.4 With regards to the dormer windows and portico, the PC feels that they are completely out of keeping in this location and appear particularly unattractive in this design.
- 6.5 The PC also highlights that the overlooking of properties in Wayside Avenue is a local issue.
- 6.6 8 letters of objection have been received raising the following concerns;
- The extensions proposed are excessive and will relate poorly to the design of the dwelling.
 - The proposal will have an adverse impact on the character of the Conservation Area.
 - The proposed dormer and balcony will overlook neighbouring dwellings
 - The extensions are an overdevelopment of the site.
 - Traffic and access issues during the construction period
 - The proposal will affect views out from neighboring dwellings.
 - The proposal will block light
- 6.8 Following the re-notification process five objections were received raising the following concerns;
- The extensions proposed are excessive and will relate poorly to the design of the dwelling.
 - The proposal will have an adverse impact on the character of the Conservation Area.
 - The proposed dormer and balcony will overlook neighboring dwellings
 - The extensions are an overdevelopment of the site.
 - Traffic, noise and access issues during the construction period
 - The proposal will affect views out from neighboring dwellings.
 - The proposal will block light
 - The proposal conflicts with local planning policy
- 6.9 Cllr R Procter objects to the development:
- As this is in the conservation area, it is not sympathetic in context of its street scene, an over dominant property due to the massing and bulk of the extension.
 - The rear dormer is bulky and will see a loss of privacy for residents to the rear of the property.
 - There will also be an increase of hard standing to the front of the property, currently the drive is on the right with garage at the end.
 - The drive will cross over the current garden to the left of the property.
 - This is out of keeping of properties within the conservation area.
- 6.10 Councillor Procter's further comments in respect of the most recently submitted plans are set out in section 1.0 above.

7.0 CONSULTATIONS RESPONSES:

- 7.1 Conservation Officer- raises no concerns with regards to the dormers to the front or the area whilst considered that the proposed extension will appear sufficiently subordinate to the main building (comments made in a meeting). Subsequent to these

comments the Conservation Officer was consulted on the design of the most recent revisions.

8.1 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) which is supplemented by supplementary planning guidance and documents. The Development Plan also includes the Natural Resources and Waste Development Plan Document (2013): Developments should consider the location of redundant mine shafts and the extract of coal prior to construction.

Local Planning Policy

- 8.2 Relevant planning policies in the Leeds Unitary Development Plan (Review 2006) are listed below:

GP5 Refers to proposals resolving detailed planning considerations (access, landscaping, design etc), seeking to avoid problems of environmental intrusion, loss of amenity, danger to health or life, pollution and highway congestion and to maximise highway safety.

BD6 All alterations and extensions should respect the scale, form, detailing and materials of the original building.

LD1 Any landscape scheme should normally:

- i. Reflect the scale and form of adjacent development and the character of the area;
- ii. Complement and avoid detracting from views, skylines and landmarks;
- iii. Provide suitable access for people with disabilities;
- iv. Provide visual interest at street level and as seen from surrounding buildings;
- v. Protect existing vegetation, including shrubs, hedges and trees. Sufficient space is to be allowed around buildings to enable existing trees to be retained in a healthy condition and both existing and new trees to grow to maturity without significant adverse effect on the amenity or structural stability of the buildings;
- vi. Complement existing beneficial landscape, ecological or architectural features and help integrate them as part of the development;
- vii. Be protected, until sufficiently established, by fencing of a type appropriate to the prominence of the location, around all those parts of the landscaping susceptible to damage.

- N19 All alterations and extensions in the Conservation Area to preserve and, or enhance the character of the Conservation Area.

Householder Design Guide SPD:

- 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.

HDG3 All extensions, additions and alterations to dwellings within the Green Belt should represent limited development and should not harm the character, appearance and openness of the Green Belt. In order to be considered as limited development all existing and proposed extensions should not exceed a thirty percent increase over and above the original house volume. Development proposals which exceed thirty percent or which harm the character, appearance or openness of the Green Belt are considered to be inappropriate development. Inappropriate development is, by definition, harmful to the Green Belt and will be resisted unless very special circumstances can be demonstrated.

- 8.4 **Bardsey Cum Rigton Village Design Statement (VDS)** was adopted as Supplementary Planning Guidance by March 2009. The documents States that;

To be successful, any future development within the conservation area needs to be mindful of the local character of the area, while being distinctly of its time and addressing contemporary issues such as the sustainable development agenda. Poorly designed and detailed pastiche development can be as eroding to special character as development that shows no regard for its setting.

Action: Ensure that all new development is sustainable, high quality, well designed architecture that responds to its context in terms of urban design (eg layout, density and spatial separation) and its architectural design (eg scale, form, quality of materials and building methods).

- 8.5 Emerging Policy – 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 was appointed and examination has taken place.

- 8.6 Further examination sessions also took place in May 2014 on a limited number of housing issues. The modifications required will be the subject of further consultation and formal adoption is anticipated later this year. Therefore, significant weight can now be attached to the document and its policies where no further modifications are proposed.

National Planning Policy Framework

- 8.7 This document sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system and strongly promotes good design.
- 8.8 In relation to heritage assets, local planning authorities are encouraged to sustain and enhance the historic environment.

9.0 MAIN ISSUES

- Visual Amenity/ Impact on the Character of the Conservation Areas
- Overlooking
- Overshadowing/ Dominance
- Harm to Trees
- Public representations

10.0 APPRAISAL

Visual Amenity/ Impact on the Character of the Conservation Areas

- 10.1 The property is located in the Bardsey-cum-Rigton Conservation Area. It is a two storey white rendered detached residential dwelling with a pitched slate roof. The property is simply and modestly presented in a white render finish in the Arts and Craft style and is indicative in style of neighbouring properties on Wayside Crescent.
- 10.2 The proposed two storey side extension will be finished in white render and slate roof. In terms of materials used and its design the proposal is sympathetic to and will not harm the character and nature of the existing property or other properties in the area. The Householder Design Guide, in attempt to ensure two storey side extensions do not appear disproportionate to the main building states that such extension should not exceed two thirds of the width of the main building. The dwelling, at first floor level, measures approximately 10m in width. At approximately 6.2m in wide, it is considered that the extension is less than two thirds of the width of the existing building and whilst also taking into account the fact that the extension is set down from the main ridgeline and set behind the front elevation, it is considered that the proposal will appear subordinate and proportionate to the main building and will not overwhelm its design.
- 10.3 The Householder Design Guide also states that two storey extensions should give due consideration to the special character of the area and to ensure that the sense of space between dwellings is not eroded. As there will be gap of 4m maintained (at

the front of the extension) between the adjacent boundary and up to 16m from the adjacent dwelling itself, it is considered the gap maintained is more than sufficient to protect the spatial character of the Conservation Area.

- 10.4 The proposed rear extension will be finished in white render with a slate tiled roof to match that on the existing property and in terms of materials used the proposal is sympathetic to and will not harm the character and nature of the existing property or the other properties in the area. Following the June Plans Panel further revisions have taken place (as described in section 1.0 above) and these have resulted in a more refined and cohesive design. The proposed rear extension and the rear elevation of the house itself including the two storey side extension will not be visible from the highway and thus will not affect the character of the wider Conservation Area.
- 10.5 The proposed dormers to the rear will be of a reasonable size and scale and will be set within the roof plane so as not to dominate the shape of the roof. The pitched roof design of the rear dormers will ensure that they tie in with the design of the building. As set out above the design has been further amended to reduce the bulk of their main constituent parts to produce a lighter and more refined appearance. Views of the rear dormers will not be readily available from public vantage points. Therefore, it is not considered that the dormers to the rear will have an adverse impact on the character of the Conservation Area.
- 10.6 The eyebrow dormer represents a modest extension of the front roof and will appear less prominent on the roof than a conventional dormer. It is considered that, due to its reasonable form and scale, the dormer will not overwhelm the design of the building nor will it harm the character of the Conservation Area. Furthermore, the 26m set back of the dwelling from the main highway and the mature vegetation along the front boundary will obscure much of the views of the front dormer thereby further suggesting that the proposal will not appear prominent from the street.
- 10.7 The proposal also involves the conversion of the existing garage to form a habitable room; this involves the garage door being replaced by a window. The window proposed is similar in proportion and style to the existing windows on the property and therefore will not harm the design of the building or the character of the area.
- 10.8 The additional area of hard standing is proposed to the front of the integral garage, and this will largely not be visible from the street. The extent of the hardstanding has been reduced following Members request at last Plans Panel. Members should note that the laying of such hardstanding can constitute permitted development.
- 10.9 The Conservation Officer has assessed the scheme in terms of its impact on the character of the Conservation Area and has raised no concerns.

Overlooking

- 10.10 The direct views out from the windows proposed the front and rear elevations and the rear balcony will be of the applicant's own garden with the dwellings directly opposite the windows being located more than 22m away. Strong objections have been received from local residents and the Parish Council that the rear dormers and balcony will overlook the dwellings beyond the rear boundary. The SPD Neighbourhoods for Living states that secondary (such as bedroom) windows should be set at least 7.5m away from adjacent residential boundaries so as not affect privacy. As already mentioned, there is a substantial gap of 22m between the dormer

and the rear boundary. Therefore, it is considered that the rear dormers will not raise significant overlooking concerns.

- 10.11 No. 1 Wayside Crescent has also claimed that the dormer window closest to No.1 will overlook its garden. It is considered that there will be no direct views of No.1 from the dormer in question. Although, angled views of No.1 may be possible, due to the 6m gap between the dormer window and boundary of No.1, it is considered that the views of No.1 will be limited to a small portion of the garden and it is considered that privacy of No.1 will not be significantly harmed.
- 10.12 There is a secondary first floor window proposed in the side elevation of the two storey extension which overlooks Greenways. In order to overcome the overlooking concerns this window should be conditioned to be obscure glazed.
- 10.13 The sky light windows will not offer significant views of the neighbouring dwellings therefore will not raise overlooking concerns.

Overshadowing/ Dominance

- 10.14 It is not considered that proposed extensions will harm the residential amenity of the neighbouring dwellings by way of overshadowing or dominance. The two storey extension will be set in close proximity to the boundary of Greenways. It is considered that the reasonable scale and mass of the extension coupled with the adequate distance of 4m that the extension will maintain from the boundary and the 16m separation distance maintained from the dwelling itself will ensure that the extension will not appear dominant from Greenways. The area of land directly adjacent to the extension is used as a drive by the occupant's of Greenways and is unlikely to form part of its usable garden space. It is considered that any overshadowing that will result from the extension will fall on the drive of Greenways and the usable garden areas of will not be significantly overshadowed by the extension. Therefore, it is considered that the proposal will not harm the residential amenity of Greenways by way of overshadowing.
- 10.15 Due to adequate separation distance, it is not considered that the two storey extension will overshadow or over-dominant any other dwellings in close proximity to the site.
- 10.16 The dormers are modest in scale and will not cast a significant shadow over neighbouring dwellings nor will the dormers have a dominating impact on neighbouring dwellings.
- 10.17 The proposed rear extension will be positioned close to No.1 Wayside Crescent. The extension will be set 2.2m from the shared boundary with No.1 and 9.1m from No.1 itself. The separation distances coupled with the fact that the mass of the single storey extension will be screened by the hedges present along the boundary and that the roof of the extension is designed to slope away from No.1, it is considered that the proposed single storey extension will not significantly overshadow or over-dominate No.1 Wayside Crescent.

Harm to Trees

- 10.18 Owing to the Conservation Area designation the trees within the site are protected. It is considered that, due to the separation distances maintained, the proposed

extensions will not harm trees within the site. Conditions will be attached to ensure trees are protected during the construction period.

Public Representation

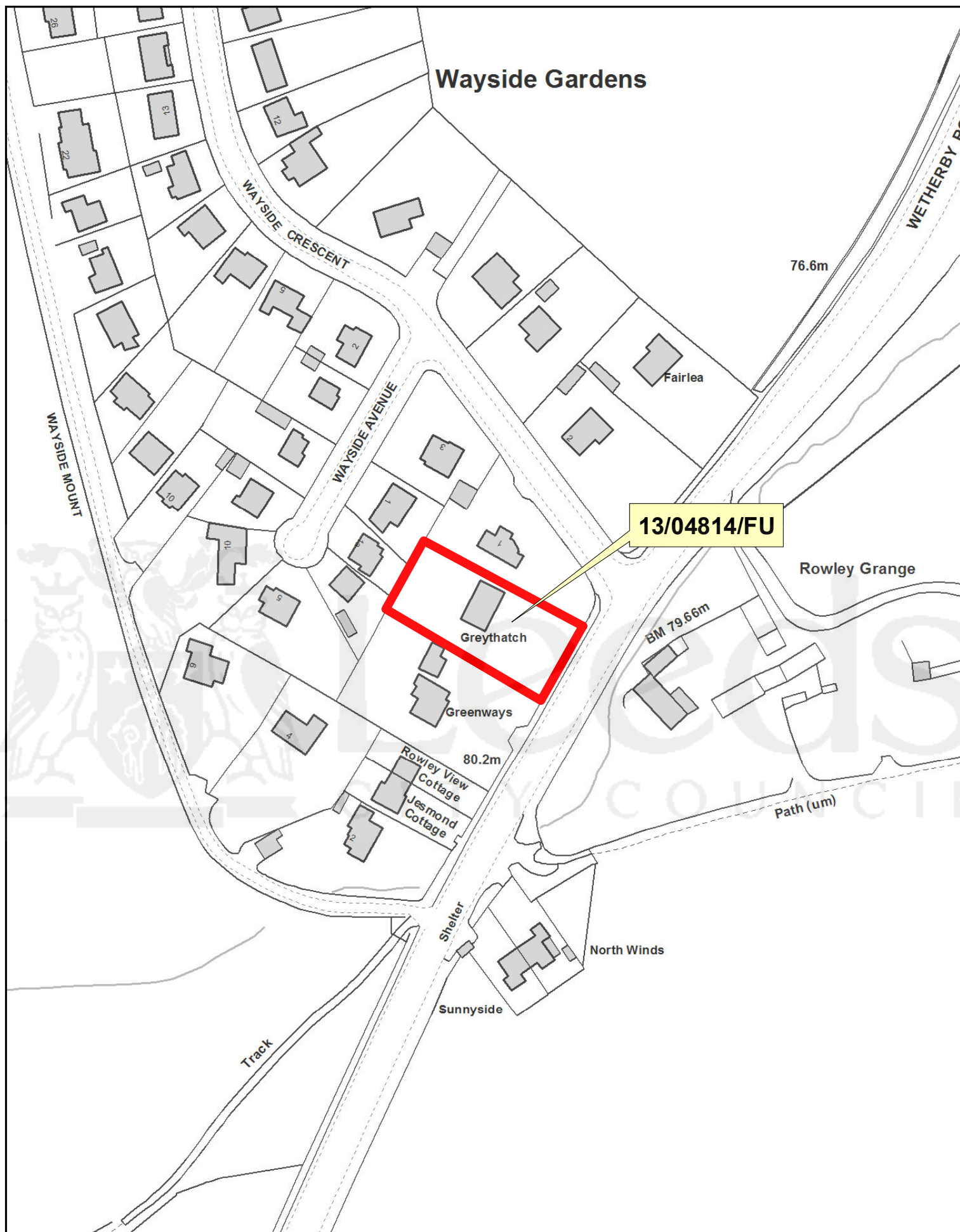
- 10.19 The comments made by the Parish Council and member of the public that the extensions proposed are excessive and will relate poorly to the design of the dwelling and the character of the Conservation Area in general has been discussed in the report. This issue was also addressed by the Conservation Officer who has raised no concerns.
- 10.20 The concerns raised that the proposal will overlook neighbouring dwellings, have also been addressed in the report. It is not considered that the proposal will raise significant overlooking concerns.
- 10.21 The issue raised that the proposal will create traffic, noise and access issues during the construction period, is noted. However, the traffic and access concerns that may have to be endured during the construction period will be limited to a temporary period of time and there will be no lasting impact. Therefore, it is considered that the application cannot be refused on this issue.
- 10.22 The concerns raised that the proposal will block views and light from neighboring dwellings are not material planning considerations. Therefore, it is considered that the application cannot be refused on this issue.

11.0 CONCLUSION

- 11.1 It is considered that the extensions proposed will not have a significant detrimental impact on the design of the dwelling, the character of the Conservation Area or upon neighbouring residential amenity. Therefore, it is recommended that the proposal should be approved. In conclusion the proposal is considered compliant with policies GP5 and BD6 of the UDPR, with the Householder Design Guide and with the guidance contained within the NPPF.

Background Papers:

Application file: 13/04814/FU
Certificate of Ownership: Mr Richard Sykes



NORTH AND EAST PLANS PANEL

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SCALE : 1/1500





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LEEDS CITY COUNCIL

12 MAY 2014

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BDA

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CLIENT:

Mr & Mrs Sykes

LOCATION:

Grey Thatch - Wetherby Road

PROJECT:

Proposed 2 Storey Side and Single Storey Rear Extension

DRAWING TITLE:

Site Plan

SCALE: 1:200 @ A1

DRAWN: rp

DATE: July 2013

CHECKED: rp

DRAWING N°:

Sykes-P-100d-resub