
Report of the Chief Planning Officer

NORTH AND EAST PLANS PANEL

Date: 21st August 2014

Subject: 14/03876/FU – Single storey side and rear extension 13 Margaret's Grove, Leeds, LS8 1RZ

APPLICANT	DATE VALID	TARGET DATE
Mr Robin Coghlan	2 nd July 2014	27 th August 2014

Electoral Wards Affected:

Roundhay

☐ 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 specified conditions:

1. Standard time limit on full permission;
2. Development carried out in accordance with approved plans
3. Materials to match existing
4. No insertion of windows in the side elevation

1.0 INTRODUCTION

- 1.1 This application seeks permission to construct a single storey side and rear extension.
- 1.2 The application is brought to Panel as the applicant is an employee of the council and it would be inappropriate for it to be determined at officer level.

2.0 SITE AND SURROUNDINGS:

- 2.1 The application relates to a gable roofed with a rear dormer, red brick built semi-detached residential dwelling of modest and simple form and style set back from the highway behind a small front garden.
- 2.2 The property has a hard surface to the side of the property that allows at least two cars to be parked clear of the highway. The main amenity space, a large garden, is located to the rear of the property.
- 2.3 St Margaret's Grove is a cul-de-sac of semi-detached residential dwellings of similar size, scale, form and style to the application property. The site is surrounded in all directions by other residential properties.

3.0 PROPOSAL

- 3.1 The single storey extension is proposed to the side and rear of the property and effectively sits on the rear southern corner of the property as the property is orientated in a North East – South West direction. The width of which is 1.5 metres by 5.6 metres in length. This wraps around to the rear of the property with the width of 4.5 metres and adjoins the main dwelling at a length of 3 metres. The roof is proposed with a gable finish measuring 2.8 metres to eaves line. The roof is asymmetrical and roof lights are proposed on the longer slope that faces the neighbouring property at number 11 St Margaret's Grove.
- 3.2 The extension will sit approximately 0.8 metres from the common boundary with 11 St Margaret's Grove. The distance between the extension and the common boundary with 15 St Margaret's Grove is 3.4 metres.

4.0 RELEVANT PLANNING HISTORY:

Reference: 08/04957/FU

Proposal: Single storey side extension, gable extension to roof and dormer window to rear

Status: Permitted Development

Decision Date 20-OCT-08

HISTORY OF NEGOTIATIONS:

- 5.1 No pre-application discussions have been held with officers prior to the submission of an application.

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 The application has been advertised by neighbour notification letters sent on 4th July 2014
- 6.2 The publicity period for the application expired on the 29th July 2014. There were no comments received as a result of this publicity.

7.0 CONSULTATIONS RESPONSES:

- 7.1 None

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 The Council has submitted its Core Strategy to the Secretary of State. The Strategy is considered by the Council to be sound and in line with the policies of the NPPF and the Planning and Compulsory Purchase Act 2004 as amended by the Localism Act 2011. An initial hearing session has been held and the Inspector is satisfied that the Council have fulfilled the legal obligations of the Localism Act as they pertain to the Duty to Co-operate. The Core Strategy progressed to formal hearing sessions which were held in the autumn 2013 and the spring of 2014. The Inspector's main modifications were published on 13th March 2014 for six weeks public consultation. More recently the final modifications have been publicised with a further period of consultation. The Inspector's report should be published before

the end of July 2014. Significant weight can now be attached to the policies of the Draft Core Strategy as amended by the main modifications.

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

- Townscape/design and character
- Neighbour Amenity

10.0 APPRAISAL

Townscape/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 expanded and elucidated within the Householder Design Guide.
- 10.2 The extension does not raise significant concerns in respect of the impact upon the existing dwelling. The basic shape and form of the extension reflects the simple architectural character of the existing property and the "wrap around" single storey extension is small scale. This results in a subordinate relationship with the main dwelling.
- 10.3 In respect of the character of the wider area, the main issue is the impact upon the street scene. Views from the public realm will be minimal as the side part of the extension is set 6 metres back from the front elevation of the original house. Therefore it is considered that it will have no impact on the character of the area.
- 10.4 As such the proposal is, on balance, considered acceptable in this regard.

Neighbour Amenity

- 10.5 Policy GP5 (UDPR) notes that extensions should protect amenity and this advice 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, over dominance of overlooking will be strongly resisted”.
- 10.6 The proposal raises no significant concerns in respect of overlooking. The extension will not create overlooking as along the side extension there are no windows proposed. A condition is recommended to prevent the applicant placing any windows in the side elevations in the future. The window to the rear is not considered to cause significant harm in regard to overlooking due to the existing boundary treatments between the proposal and number 15 St Margaret’s Grove being a 2 metre high hedge and therefore overlooking, if any, will be minimal. As such the proposal is considered to be acceptable in this regard.
- 10.7 There are no concerns in respect of overshadowing. The extension is on the southern corner of the property and will cast shadows into the applicant’s garden during the morning and will be in shadows itself for much of the evening. During the afternoon limited shadow will be cast over the common boundary with number 11 St Margaret’s Grove but this is minimised by the height of the extension and the 1.8 metre high fence that already exists. It is also considered that any shadows cast onto that property will be on the less “usable” part of the garden being the access path from the front of the property.
- 10.8 The proposal raises no concerns in respect of over dominance to neighbouring dwellings, although the extension does add a degree of additional bulk to the dwelling. The projecting single storey side and rear extension is a small scale addition therefore will not harm the amenities of the neighbouring properties. As such the proposal is, acceptable in this regard.
- 11.0 CONCLUSION**
- 11.1 It is concluded that the proposed extensions would not harm design and character, neighbour amenity. As such the application is compliant with the relevant policies and guidance and approval is recommended.

Background Papers:
Application file 14/03876/FU



Front Elevation



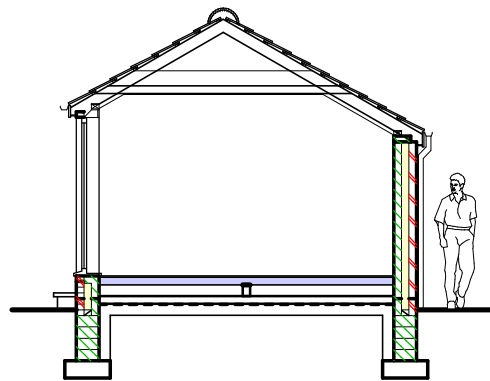
Rear Elevation



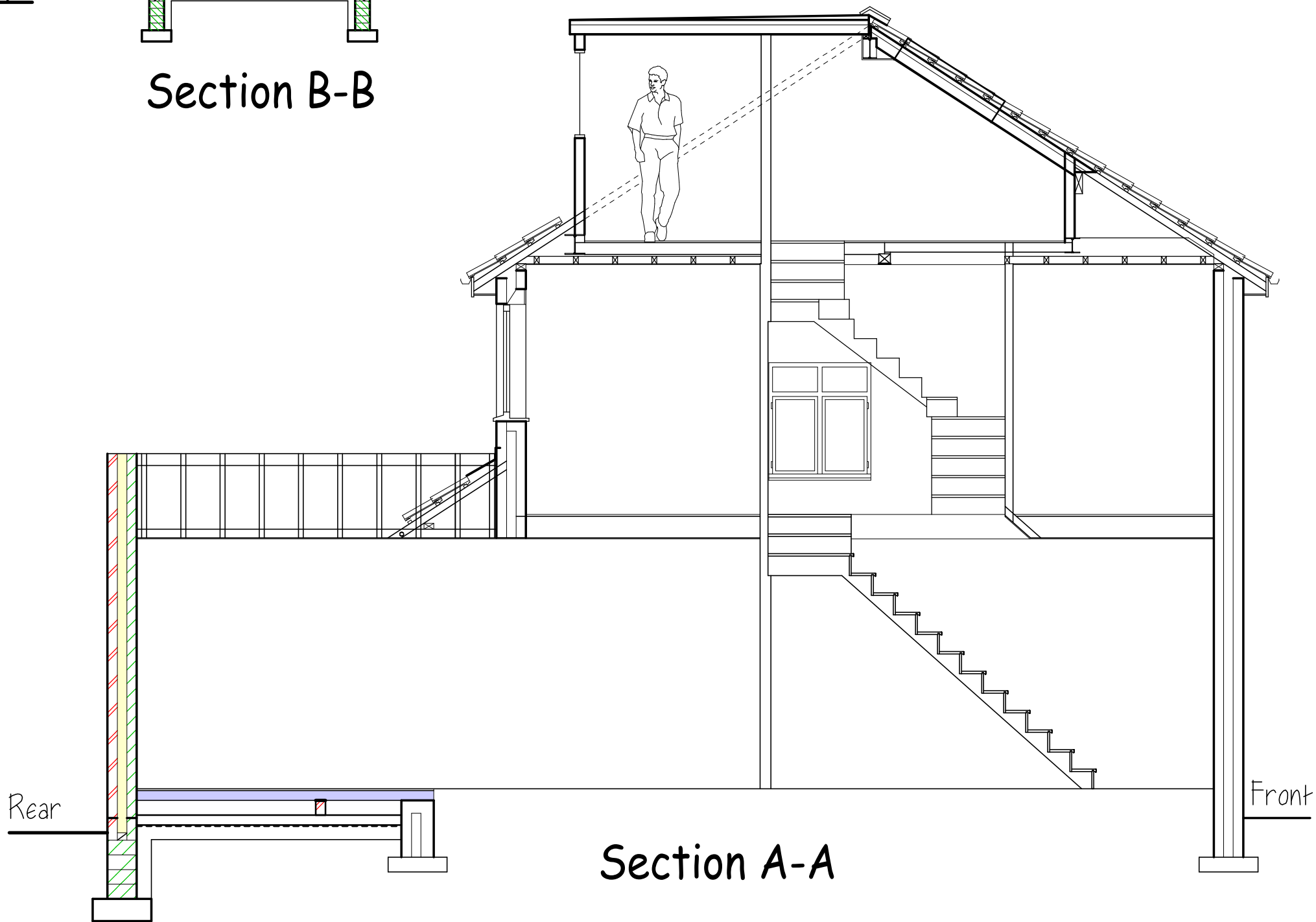
Side Elevation



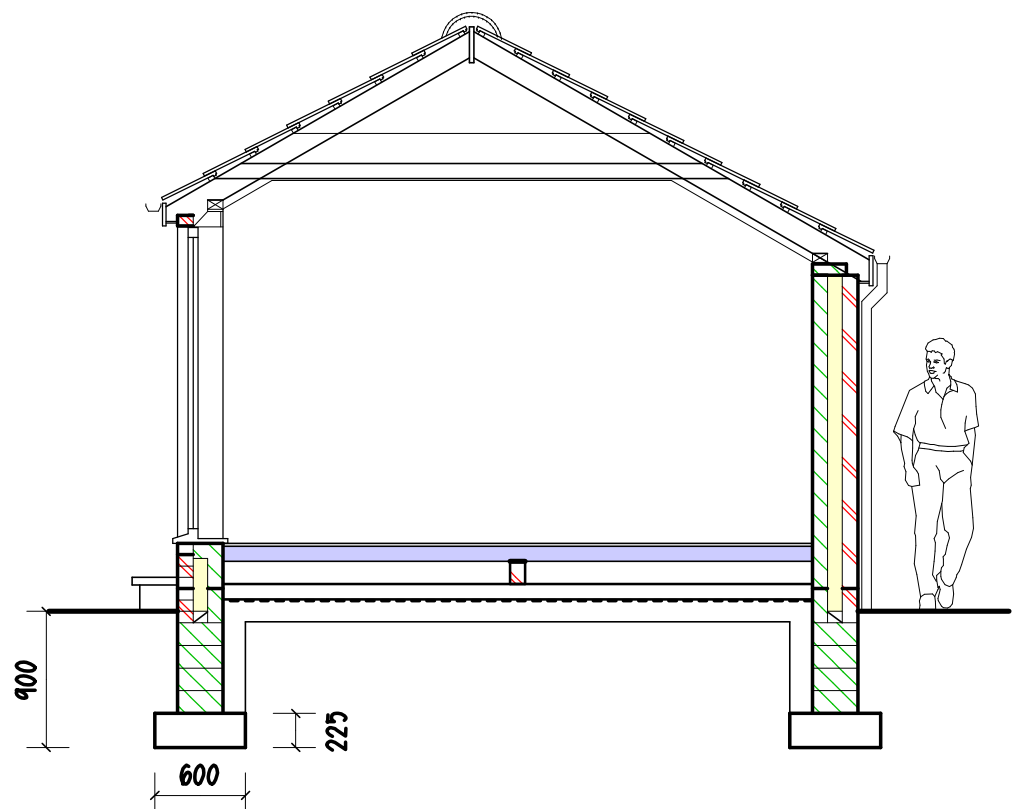
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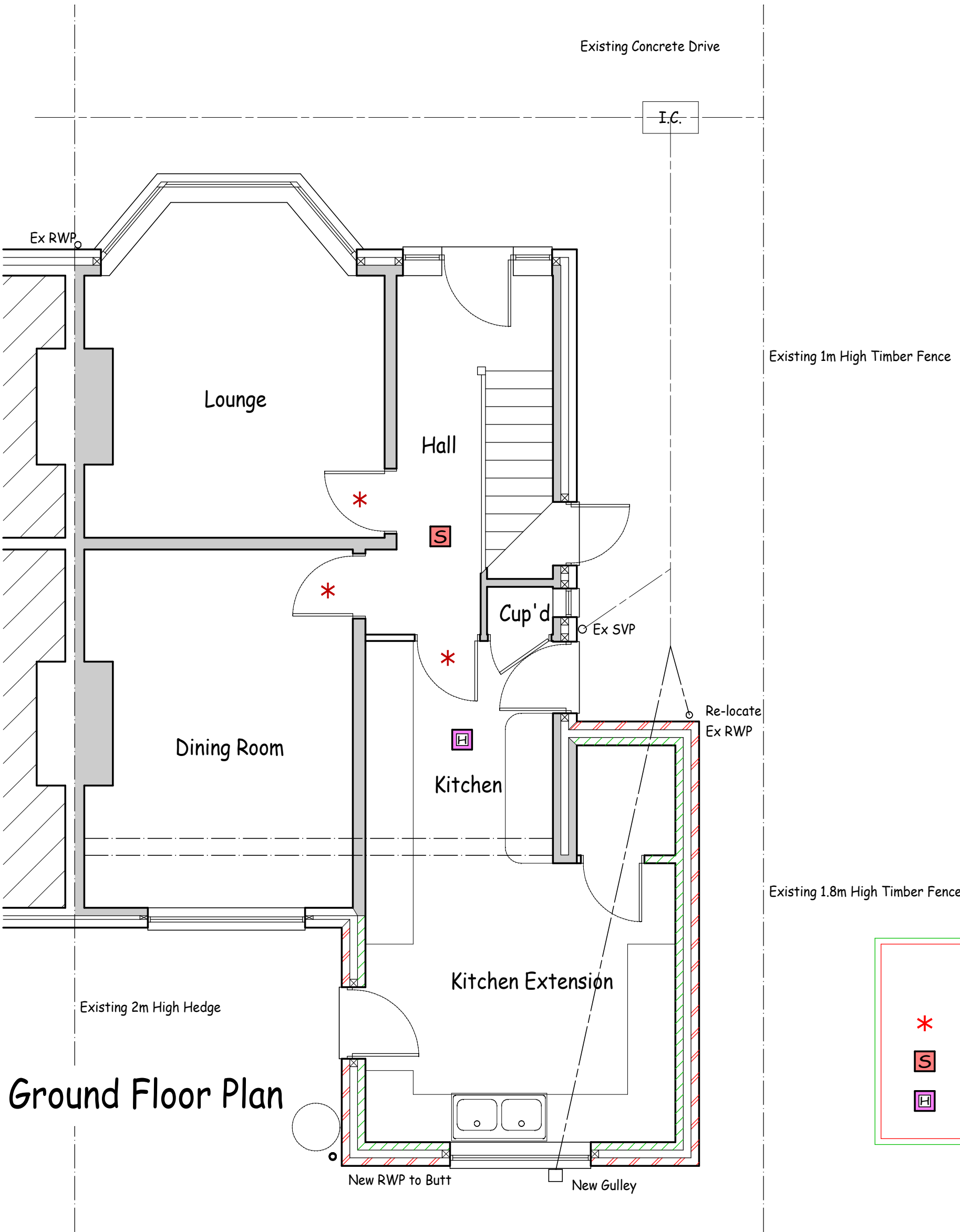
Section B-B



Section A-A



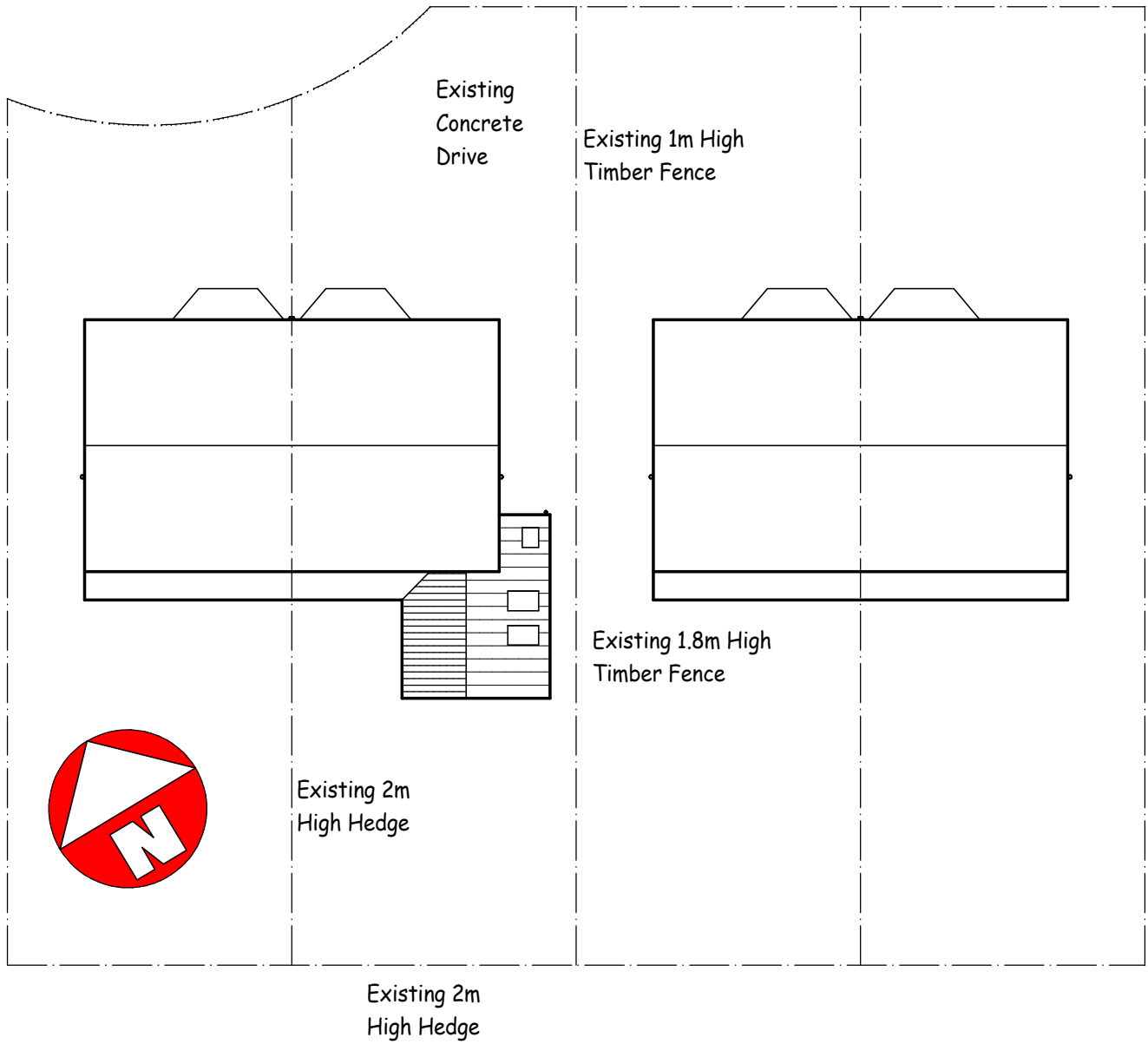
Section B-B (1:50)



Ground Floor Plan

Fire Key

- * 1/2hr fire door
- S Area covered by smoke detectors
- H Area covered by heat detectors



Roof / Block Plan (1:200)

Key

- Existing loadbearing walls
- New insulated stud walls using 100mm kingspan
- Sound insulated stud walls using 100mm mineral wool
- Existing stud walls
- New Brickwork
- New Blockwork

C			
B			
A	27/06/14	68	Client changes for planning application
✓	10/06/14	68	1st Draft
REV	DATE	BY	DESCRIPTION OF CHANGES

Plan Prepared By:

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Location
**13 St Margarets Grove
LEEDS
LS8 1RZ**

Drawing Title
**As Proposed Plan For Single
Storey Rear Kitchen Extension**

PLANNING APPLICATION

Scale	1:50	1:100	1:200	1:1250 (@ A1)
	1:100	1:200	1:400	1:2500 (@ A3)
Client	P.D.	T.P.	F.P.O.	B.R.
	Builder	Other	File	
Job No.	1405L		Drawing No.	2.
			Revision	A



NORTH AND EAST PLANS PANEL

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SCALE : 1/1500

