
Report of the Chief Planning Officer

PLANS PANEL EAST

Date: 21st August 2014

Subject: APPLICATION 14/01805/FU application for detached dwelling to garden plot at land to rear of 16 Park Avenue LS8.

APPLICANT

Mr Ahmed Al-Ani

DATE VALID

4th April 2014

TARGET DATE

30th May 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 following conditions:

1. Statutory time limit.
2. Approved plans.
3. Materials details.
4. Hard surfacing details.
5. All construction traffic via Park Avenue access only.
6. Bin store details.
7. Unexpected contamination.
8. Imported soils.
9. Protection of preserved trees.
10. Levels details.
11. Arboricultural Methodology.
12. Obscured glazing of upper side facing windows.
13. Times of construction.
14. Restriction of permitted development rights.

1.0 INTRODUCTION:

- 1.1 This application is brought to Plans Panel following a request by the Ward Councillor Urry, who also requests that Plans Panel visit the site in order to understand the access and other issues. Councillor Urry also wishes to attend the Panel Members' site visit as an onlooker.
- 1.2 Approval is recommended as the new detached dwelling, as revised, is considered to be acceptable in planning terms and in particular will preserve the character and appearance of the conservation area. The local concerns relate amongst other matters, which are detailed in Section 7 below, to the potential that the existing substandard private access route will be used by the occupiers of the new development. This route leads onto Wetherby Road along an extensive adopted section of road (serving the Tudor Lawns development to the north of Wetherby Road). This issue has been resolved as the red line of the application site area excludes the strip of land which apparently forms part of the private access route. In order to comply with the relevant planning condition, the access must be in accordance with the approved plans in all respects. The existing eastern most access onto Park Avenue will be the approved access for the additional dwelling and a planning condition will ensure that all construction traffic associated with the new dwelling uses the existing access arrangements onto Park Avenue.

2.0 PROPOSAL:

- 2.1 This application involves the construction of a detached dwelling to the rear of the host detached dwelling ie Number 16 Park Avenue. The application site, outlined in red, includes the proposed long driveway (approx. 33m) alongside the host dwelling (and proposed residual rear garden) which leads directly to the existing eastern most vehicular access onto Park Avenue (approx. a further 20m). The host dwelling will use the other existing vehicular access onto Park Avenue at the western end of the frontage and benefits from adequate residual on site parking to the front. Further on site parking and turning will be provided to the north / front area of the new dwelling (which has a depth of approx. 10.6 m) adjoining the residual rear garden of the host dwelling (approx. 22m deep) . A stone retaining wall and fence will be constructed along the party boundary with the host property as an embankment has been constructed for the host dwelling in association with the extended terrace/ turfed embankment and water features. This development will be the subject of a retrospective planning application which is due to be submitted for consideration. There will be a garden area to the south of the new dwelling which measures an average of 13m. Beyond this area, there will be a 4 metre strip of land , which is outlined in blue and is situated adjacent to the southern boundary. This strip , from the boundary with number 18 Park Avenue, apparently forms part of an existing private access leading onto Wetherby Road and does not form part of the application site for the additional dwelling, as mentioned in section 1.2 above.
- 2.2 The proposal has been revised mainly so that the dwelling is reduced in width and appears more subordinate in terms of its footprint to the host dwelling. 1.5m has been taken off each end (a total of 3m) to increase the separation to the landscaped and fenced side boundaries to east and west to a minimum of 5.6m respectively. The side facing elevation of the neighbouring flats beyond to the east is sited approx. 7.2m to 15m away from the party boundary. The side facing elevation of the neighbouring dwelling beyond to the west ie 15A Wetherby Road is sited just under 22m away from the party boundary.

- 2.3 The dwelling is 2 storeys in height with a flat roof and it sits lower on the site than the host when compared with the adjacent terrace and embankment for the host dwelling which has been recently constructed. There will be scope for a roof terrace over the main part of the roof which benefits from a parapet. There is a small storage basement under part of the building.
- 2.4 The design is contemporary and the proposed materials are zinc vertical ribbed cladding, recycled and coursed natural stone, dark grey bricks, off white render, dark grey powder coated aluminium frames to windows and cills and timber doors and frames. The shaping of the horizontal elevation planes at each of the 2 storeys is varied to provide an unconventional roughly rectangular building form with vertical overhangs/ cantilevers and setbacks. There are several integral areas of hard surfacing adjacent the building to front and rear.
- 2.4 Some of the existing boundary planting on the site will be retained. Some fruit trees will be removed to form the new driveway. Their species is not considered to be significant. There are other trees to be removed because they are in poor condition to all 3 party boundaries including trees located within the southern access strip.

3.0 SITE AND SURROUNDINGS:

- 3.1 The curtilage of number 16 is very large, fully enclosed and with dense mature planting to side and rear boundaries. It contains a large detached dwelling which spans most of the width of the site apart from a gap to the east side to accommodate an extension of the front driveway into the rear garden. There is a large front garden with 2 vehicular accesses which are linked by a driveway. The dwelling has been extended recently to the rear. A long garden remains to the rear which includes a terrace which is being extended to include sunken water features including a pool and to form a large embankment which has been turfed. The remainder of the rear garden slopes down slightly and is bare soil with some naturalized vegetation. It will be subdivided to form the application site and a small separated strip of land which apparently relates to an existing private access. There is an existing modern garage alongside the western boundary which will be removed as part of the planning application. The application site cannot be seen easily from the public highway.
- 3.2 The site lies within the Roundhay conservation area, close to Roundhay Park (which lies across Park Avenue to the north) and within a residential area of mostly large detached dwellings within large landscaped plots (some traditional and some modern) and smaller residential conversions of ancillary buildings within smaller landscaped plots. Some, more recent new build housing is relatively denser and more typically suburban in layout and form e.g. Tudor Lawns. Backland development to rear gardens is a characteristic of the area.
- 3.3 Adjoining to the east side, is an elongated ' backland' block of flats which is linked to the main house conversion for flats for retired people at number 18 Park Avenue which is set within landscaped grounds.
- 3.4 Adjoining to the west side is a detached property (number 16A Park Avenue) with a bungalow (number 15A Wetherby Road) to the rear which is accessed by a private track and an adopted road, leading to Wetherby Road. 15A also extends to the rear of 16B Park Avenue and therefore has a large garden area to its eastern side where the main habitable room windows look onto.
- 3.5 Adjoining to the south side , beyond the separate strip outlined in blue (which is part of an existing private access route) there is the approximate 14m long rear garden

of number 7 Tudor Lawns which is a part of a residential cul de sac consisting of 9 relatively smaller dwellings within smaller plots which are served by a long adopted road leading to Wetherby Road. Tudor Lawns is sited to the rear of large villas which front the main road. Number 7 has been extended recently to the rear at ground floor.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 13/05911/FU withdrawal of a planning application for an additional dwelling to the rear of 16 Park Avenue to be accessed from the private access route, across the large side and frontage of 15A Wetherby Road and sharing the adopted road serving Tudor Lawns, leading to Wetherby Road which is classified. Highways objected to the access arrangements which were substandard.
- 4.2 12/04633 /FU approval of an application which amended planning approval 11/04415/FU for enlargement of the single storey rear extension and insertion of a window to 16 Park Avenue. This amendment approval has been exceeded during implementation and a retrospective application is therefore currently being prepared for submission. The terrace and turfed embankment with sunken water features including a small pool is materially different and therefore requires planning approval. These approved applications do not contain conditions restricting all construction vehicles to use the access arrangements onto the adopted highway ie Park Avenue , as the local planning authority was not made aware of the problem with using the private right of way.
- 4.3 14/9/00108/MOD current application for amendment to planning approval 11/04415/FU as amended by the approval granted under 12/04633/FU for variation to the rear terraced area. The agent has been advised that a new retrospective planning application will be needed as the amendments are non material. This is currently being prepared. The Agent reports difficulty in obtaining a detailed survey plan of the rear garden area which indicates the ground levels which existed before the development, involving re-contouring , took place.

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 Pre-application discussions were initiated for a 2 storey ancillary pool house to the rear but due to staff shortages, it was not possible to provide any guidance.
- 5.2 An overall 3m reduction in the width of the dwelling has been negotiated to improve separation to the side boundaries and the existing trees along these boundaries and to reduce the footprint so that it presents as subordinate to the host dwelling.
- 5.3 The dwelling footprint has been moved slightly northwards to improve the degree of separation (17m in total) to the existing mature sycamore trees along the southern boundary, outside of the application site ,which are to be retained.

6.0 CONSULTATION RESPONSES:

Statutory Consultations:

- 6.1 None.

Non Statutory Consultations:

- 6.2 Highways has no objection to the proposal as one of the existing accesses from Park Avenue which has acceptable visibility will be utilized and there is adequate on site parking and manouvering provided for both dwellings. The host dwelling benefits from a further access onto Park Avenue which also has acceptable visibility. Various

conditions are required which include a condition restricting all vehicular traffic associated with the construction of the new dwelling to use the Park Avenue access arrangements and not the private access leading to Wetherby Road.

- 6.3 Conservation has no objection as the proposal will preserve the conservation area as the plot is discreetly located amongst modern urban dwellings and large Victorian villas some with their former ancillary outbuildings which have been converted to dwellings. The site is well screened and the dwelling appears to fit within the settlement pattern. The materials are high quality which is required to ensure that the unusual contemporary design works within the conservation area. The proposed design adds another layer of design to an area which already has a variety of styles. The palette of materials is sympathetic to the immediate context and surroundings. The building also incorporates a high degree of sustainable design and construction which is positive.
- 6.4 Land Contamination has no objection and standard conditions relating to unexpected contamination being discovered and preventing soils being imported onto site are recommended.
- 6.5 Flood Risk Management raise no objection and comment as follows: The proposed development is situated in Environment Agency Flood Zone 1 meaning it is an appropriate development for this location in flood risk terms. Records indicate there are no watercourses or drainage assets within the site. The use of water butts and permeable paving is encouraged wherever possible in the development. Any new drainage works for the proposal will be checked on site by the building inspector as per The Building Regulations 2000 revised 2002 edition.
- 6.6 Landscape has no objection, subject to standard conditions, including details of soil levels, hand digging methods and tree protection measures, to the revised scheme which provides acceptable separation to the mature trees to be retained along the side boundaries of the site and along the rear boundary of the private access strip outside of the application site. The trees to be removed are in poor condition and the species such as apple trees are not considered to be significant.

7.0 PUBLIC/LOCAL RESPONSE:

- 7.1 A site notice was posted on 17.4.14. Neighbour notification letters were also posted on 7th April 2014. An advert was published in the Yorkshire Evening Post on 17th April 2014.
- 7.2 3 letters of comments and 11 letters of objection to the original scheme ,including 2 letters of objection from the Ward Councillors Urry and Hussain, have been received.
- 7.3 Councillor Urry objects as follows:
- The previous scheme which was withdrawn entailed access through an extant right of way which would have been severely detrimental to the access of a wheelchair using teenager who is resident at 15A Wetherby Road. The proposed access via the existing arrangement onto Park Avenue is therefore welcomed. However, as a gesture of good will, the site owners should agree to extinguish the private right of way as part of the redevelopment of the site for an additional dwelling. Explicit reassurances are required.
 - The proposal is not in keeping with this sensitive part of the conservation area which lies adjacent to Roundhay Park and is visible from surrounding development to all 4 sides.
 - The size is excessively large and the materials (such as anthracite bricks and large reclaimed course stones) and design generally is starkly modern. The local

Neighbourhood Design Statement has been ignored- the new dwelling should match the existing dwellings which are in the surrounding area.

- There is a serious issue with blockages of the sewage waste within the garden of 15A Wetherby Road. The shared drainage arrangements will only become more inadequate if a further dwelling is constructed on the adjacent site.
- Fruit trees to be removed are mature and should not be dismissed as insignificant. A report from the Council's tree officer is required.
- The proposal should be rejected as the principle of infilling a well established garden is unacceptable.

7.4 Councillor Hussain objects as follows:

- If permission is granted, despite the local objections, it is essential that all access should be via Park Avenue and not the private route via the garden of 15A Wetherby Road. A condition is required to ensure this.
- The possible loss of a number of mature trees would compromise the party boundaries. The Council's tree officer should provide detailed comment/ report before this issue is decided.
- The property is not in keeping with the conservation area and is too large and comes too close to the boundaries.
- Drainage to the inadequate public sewer is an issue. A swimming pool is being constructed which may cause additional pressure on the sewer at times.

7.5 As mentioned in the Introduction section, the Ward Councillor, Bill Urry, has also requested that the application be determined by Members if the recommendation is to be for approval. Members of Plans Panel should also visit the site to see the access and other problems more clearly. Councillor Urry has stated that he wishes to attend the meeting as an onlooker

7.6 Other comments and objections are as follows:

- Loss of residential amenity including privacy.
- Large glazed windows on the proposed southern elevation will overlook the new glazed extension of number 7 Tudor Lawns which contains habitable rooms.
- Bedrooms to the rear of number 7 Tudor Lawns will also be overlooked.
- The new dwelling will be on higher ground than number 7 Tudor Lawns and will therefore be more dominant.
- Removal of established trees along the southern boundary will increase the loss of privacy and views/ aspect will be affected.
- Trees to be retained will clearly be at risk.
- Occupiers of number 7 Tudor Lawns would feel unable to use their rear garden as much as it is used now, especially as there are children resident.
- The design is out of place and not in keeping with the conservation area and Roundhay Park and the materials dark and detrimental. The proposal is an eyesore and a radical change. There is too much glazing and the dwelling is too large.
- The quiet calmness of the surrounding area will be harmed as there will be more vehicle noise and disturbance from the comings and goings of additional residents closeby. The driveway is too close. Construction traffic and workers will also be noisy.
- Properties will be devalued.
- The proposal breaches various restrictive covenants including the covenant which specifies that local stone should be used and not other materials as well. There is a covenant which states that no nuisance or annoyance should

be caused to adjacent owners. A further covenant restricts the number of dwellings to one per plot.

- Detrimental to wildlife including bats
- Localized surface water flooding will be increased and other drainage problems.
- There could be an adverse impact on the foundation of the flats built within 18 Park Avenue to the east.
- Emergency vehicles would struggle to access the site.
- The new driveway could compress the tree roots, trees will be removed and /or heavily pruned.
- Views from the flats to the east will be impaired.
- Work has been ongoing on site but protective fencing for the trees has not been used and trees have already been removed or their roots damaged.
- The driveway should be constructed first to help protect the trees and some trees shown to be retained are located within the driveway itself.
- The site can be seen from the public highway
- The construction work has been very noisy and ongoing even on weekends and bank holidays. The Council has been helpful in dealing with complaints but the noise is unacceptable close to retirement apartments.
- One of the trees to be removed lies within an adjoining site.
- Planting within the garden of 15A Wetherby Road will be affected.
- Backland development is harmful and undesirable.
- Main windows of 15A Wetherby Road look onto the side garden which adjoins the development site.
- Contrary to national and local policy.
- The occupiers of 15A Wetherby Road are concerned about inappropriate pressurizing attempts which have been made to remove the ramp within the private right of way and tarmac the right of way. There is concern that construction traffic is using and will use the right of way and that the future occupiers of the new dwelling as well as the existing occupiers of the host dwelling will also use the right of way.

8.0 PLANNING POLICIES:

8.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

8.2 The proposals will be considered in the context of both national planning policy and the Development Plan. The development plan currently comprises the adopted Leeds Unitary Development Plan (Review 2006) (UDP), policies as saved by directions of the Secretary of State, dated September 2007 and June 2009, the Natural Resources and Waste Local Plan, along with relevant supplementary planning guidance and documents and any material guidance contained in the emerging Local Development Framework (LDF).

Leeds Unitary Development Plan (Review 2006):

8.3 The application site is identified as falling within Roundhay Conservation Area as shown on the adopted Leeds Unitary Development Plan Review 2006 (UDPR) proposals map. The following policies are considered to be of relevance:

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

- H4: Housing on unallocated sites.
- BD5: new buildings should respect the residential amenity of future residents and existing occupiers within the surrounding area
- T2: Development proposals should not create new or exacerbate existing highway problems.
- LD1: states that new development should be designed to allow sufficient spatial separation to existing trees on and off site, in order to preserve the landscape setting.
- BC7: within conservation areas, materials should be natural and indigenous.
- N12: relates to fundamental principles of good design.
- N13: the design of new buildings, including temporary design which respects the context of their surroundings, will be encouraged.
- N19: seeks to integrate new buildings and structures within and adjoining conservation areas so that they preserve and enhance the character and appearance of the conservation area.
- N20: seeks to protect other features such as trees within and adjoining conservation area

Leeds City Council: Supplementary Planning Guidance / Documents

8.4

SPG13 Neighbourhoods for Living (adopted).
 SPG22 Sustainable Urban Drainage (adopted).
 SPD Street Design Guide (adopted).
 Roundhay Conservation Area Appraisal
 Roundhay Neighbourhood Design Statement

Emerging Local Development Framework: Core Strategy

8.5

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. The delivery of new housing and design issues are both key objectives of the Core Strategy.

National

8.6

The National Planning Policy Framework (NPPF) was published on 27th March 2012 and replaces previous Planning Policy Guidance and Statements in setting out the Government's planning policies for England and how these are expected to be applied. One of the key principles at the heart of the NPPF is a presumption in favour of Sustainable Development.

9.0 MAIN ISSUES:

- Principle of residential development within a back garden
- Impact on the character and appearance of the conservation area
- Impact on the living conditions of future and existing neighbouring properties.

- Private access road and highway matters
- Landscaping
- Private amenity space
- Nature conservation
- Drainage
- Construction and delivery operating times
- Other considerations raised by representees.

10.0 APPRAISAL:

Principle of residential development within a back garden

- 10.1 In accordance with national policy this garden site is classified as a greenfield land where development proposals need to be considered on the basis of the contribution the site, space and its content has on the character and appearance of the surrounding area. In this context it is noted the character of this area has been altered over the years with nearly all comparable sites already having been built on. The existing character of the area is therefore to have buildings set behind those which front the main road and the current application seeks to repeat this approach. The principle of residential development on this unallocated site within the built area is therefore considered to be acceptable as the site is also noted to be within a sustainable location. The rear garden cannot be seen from public vantage points such as highways and is well screened with mature trees to boundaries, sufficient of which will be retained. There is adequate garden to all sides to preserve the landscaped setting and general amenity for both the host dwelling and the proposed dwelling. As already stated, the adjoining properties to east and west contain 'backland development' within spacious plots and others exist locally. The proposal as revised therefore conforms to this pattern of development.

Impact on the character and appearance of the conservation area

- 10.2 Section 72 of the Listed Building and Conservation Area Act 1990 places a duty on Local Planning Authorities to preserve or enhance the character and appearance of conservation areas. In this instance and for the reasons already expressed under the principle of accepting this general form of development, the character and appearance of this part of the Roundhay Conservation Area is that of one containing multiple examples of 'backland' developments of various architectural styles.
- 10.3 When considering the above, the proposal would preserve the conservation area since the plot is discreetly located amongst modern urban dwellings and large Victorian villas some with their former ancillary outbuildings which have been converted and extended into dwellings. The site is well screened and the dwelling appears to fit within the settlement pattern. The materials are high quality which is required to ensure that the unusual contemporary design works within the conservation area. The proposed design adds another layer of design to an area which already has a variety of styles. The palette of materials is sympathetic to the immediate context and surroundings. The building also incorporates a high degree of sustainable design and construction which is positive. The revised scheme indicates a reduction in width of 3m to the new dwelling which will ensure that it presents as an ancillary building to the large modern host dwelling. The proposal is therefore considered to be acceptable in its overall impact on the conservation area.

Impact on the living conditions of future and existing neighbouring properties

- 10.4 As revised, there is adequate separation to the boundaries with surrounding properties and the development accords with and in most cases exceeds the privacy distances recommended within the Neighbourhoods for Living SPG. I.e 10.6m to the boundary with the host, 17m (including the width of the separate access strip) to the boundary with Number 7 Tudor Lawns and 5.6m to each side boundary. The separation between building elevations is in all cases well over the required minimum. A planning condition requiring obscured glazing to be used for upper side windows will also ensure privacy for existing and future occupiers. A further planning condition will control any future alterations to the roof, extensions or outbuildings so that residential amenity can be maintained. Dominance is not considered to be an issue as the separation distances ensuring privacy will also ensure that the new dwelling does not cause overshadowing. The impact on residential amenity is therefore considered acceptable.

Private access road and highway matters

- 10.5 The revised plan for this further application is now acceptable in highway safety terms. The access will be taken from the existing eastern most access onto Park Avenue. The visibility is adequate and the long driveway adjacent to the eastern boundary is also considered acceptable. There is adequate onsite parking and manoeuvring for cars associated with the new development. The host dwelling will have adequate residual parking facilities on site to the front and access onto Park Avenue which is adopted also. Highway safety matters are therefore considered to be acceptable. A condition preventing construction traffic and deliveries associated with the new dwelling from using the private access track leading to Wetherby Road will also be imposed as this route is considered to be substandard. The strip of land relating to the private access falls outside the development site area as outlined in red. This planning application cannot ensure that the private substandard access is not used in the future by vehicles associated with the existing host property. Such an explicit planning restriction may have been appropriate when the erection of the host property was first being planned some years ago. However, the problems of its usage for the general amenity of the neighbours at 15A Wetherby Road (and in particular ,the physical accessibility of the younger resident who is understood to use a wheel chair) have only relatively recently come to the attention of the Local Planning Authority. The various matters which arise from this private legal dispute are not relevant to this planning application. Although it is hoped in the interests of neighbourliness, that the matter can be amicably and fairly resolved.

Landscaping

- 10.6 Some of the trees to the boundaries will be retained and those verified as being in poor condition will be removed as the existing planting is mature and dense. The fruit trees to be removed for the driveway construction are not considered to be significant species. A number of standard conditions will be imposed to ensure that tree protection for on and off site trees is adequate. This aspect is considered to be acceptable.

Private amenity space

- 10.7 The host's residual private rear garden area will still be large i.e. 22m in depth and the private rear garden of the proposed dwelling will be 13m in depth which is considered to be adequate. The private amenity spaces are therefore acceptable.

Nature Conservation

- 10.8 There are considered to be no nature conservation issues as the site does not fall within an area of safeguarding for bats. This aspect is therefore considered to be acceptable.

Drainage

- 10.9 Officers from Flood Risk Management have not raised any concerns as the site falls within Environment Agency Flood Zone One which is low risk for the proposed residential use. A condition requiring permeable surfacing for hard surfaced areas to be used wherever possible has been recommended and will be imposed. There are no records of problems within the area relating to drainage. The drainage aspects are therefore considered to be acceptable.

Operating times for construction and deliveries

- 10.10 A planning condition preventing construction and deliveries taking place outside of reasonable hours will ensure an acceptable degree of amenity for surrounding residents whilst the new dwelling and garden are under construction. This aspect is therefore acceptable.

Other matters

- 10.11 Other matters raised by third parties such as reference to civil property deeds rights and covenants, and impact on property values which are not discussed in the above points are not considered to be material to the consideration of the planning application.

11.0 CONCLUSION:

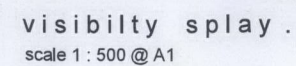
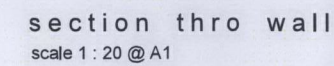
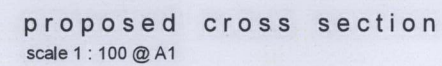
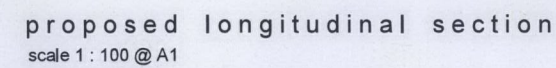
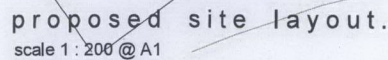
- 11.1 On balance, it is considered that, subject to the conditions as discussed above, the proposal, as revised is considered to achieve a high quality, contemporary design that in this instance would not harm the special character and appearance of this part of the Roundhay Conservation. As the access arrangements for the proposal are also not considered to give rise to any highway safety concerns it is therefore recommended the application can be supported and accordingly is recommended for approval.

Background Papers:

Application File 14/01805/FU

Certificate of ownership: As applicant.

14 / 01805 №



- | | | |
|---|---|----------|
| F | Levels amended and sections updated | 23/05/11 |
| E | New Building Footprint revised | 18/05/11 |
| D | Rail / Blue boundary revised: Dimensions added | 07/04/11 |
| C | Gravel Forecourt area reduced. | 03/03/11 |
| B | Revised access driveway. | 23/02/11 |
| A | Floor Finishes added structural grid and dens omitted | 31/12/11 |
- DC/4/20/WR

03 JUL 2014

REVISED

The changes shown on this plan do not need further public comment.

NJA

e.njaques@btinternet.com
27 Margerison Road, Ilkley, LS29 8QY
01943 605381
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Proposed New Dwelling House
16 Park Avenue
Roundhay
Leeds
LS8 2JH

for
Mr Ahmed Al-Ani

planning submission

Proposed site plan and Elevations.

Scale: 1 : 100 @ A1	Drawn by:
Date: december 13,	Checked by:
Drawing No: 2013.111.101	Rev: F



NORTH AND EAST PLANS PANEL

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SCALE : 1/1500

