



**Leeds**  
CITY COUNCIL

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**Report of the Chief Planning Officer**

***SOUTH AND WEST PLANS PANEL***

**Date:** 4<sup>th</sup> September 2014

**Subject:** Planning Application 14/03592/FU  
Alterations including raising roof height to form new first floor within the roof space, to existing bungalow with two front dormer windows

**Address:** 15 Woodhall Park Crescent East, Calverley, Leeds

**APPLICANT**

**DATE VALID**

**TARGET DATE**

Mrs Amanda Carter

17<sup>TH</sup> June 2014

16<sup>th</sup> September 2014

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**Electoral Wards Affected:**

**Calverley and Farsley**

Yes Ward Members consulted  
(referred to in report)

**Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

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**RECOMMENDATION: Approve subject to the following conditions**

- 1 3 year time limit**
- 2 Duty to comply with approved plans**
- 3 Roofing materials to be submitted**
- 4 Removal of PD rights for rear dormers**

## **1.0 INTRODUCTION:**

- 1.1 This application is brought to Panel as the applicant is married to an elected Member of Leeds City Council.

## **2.0 PROPOSAL:**

- 2.1 The application is to raise the eaves level of the existing bungalow by 0.98m, and the ridge by 1.5m. The proposal will allow for a new first floor which will accommodate two bedrooms and two bathrooms. The proposal includes rear velux windows and two front dormer windows.

## **3.0 SITE AND SURROUNDINGS**

- 3.1 The application site consists of a detached hipped roof bungalow. The property appears to have been constructed in the 1960's and has a concrete tiled roof. The external walls are rendered and painted white, however the property does have a projecting red brick chimney. The property has UVPC windows and a UVPC conservatory which is located upon the side southern elevation of the property. The property also has a detached single garage which is located to the northern side of the host property.
- 3.2 The property lies within a plot which is not particularly deep, which varies in depth between 13m and 20m, however it has a sizable frontage onto Woodhall Park Crescent East of 38m. The property is situated near to the rear boundary of the site, with only a gap of between 0.5m and 1.5m between the rear elevation and rear boundary with 20 Woodhall Park Grove. As a result of the plot shape and size, the main garden area is situated to the southern side of the property. The property also has a large front garden area. The main front and side garden areas are bound by conifer trees which are approximately 2m in height.
- 3.3 The street scene is mixed, with a number of detached properties of differing styles and a level of individuality to each. The area is characterised by large properties, with a number of recent extensions to create larger dwellings in the locale along the Woodhall's and Rockwoods. Dwellings usually feature spacious side or rear garden areas and are set back from the main highway. The site lies in a suburban area, which lies on the edge of the Leeds district, near to the border with Bradford.

## **4.0 Relevant Planning History:**

- 4.1 There is no planning history associated with this property.

## **5.0 HISTORY OF NEGOTIATIONS**

- 5.1 This application has been amended at the advice of Officers since its original submission to remove rear dormer windows, due to over-looking issues, as these windows were situated approximately only 1m away from the boundary with the rear garden of the adjacent property at 20 Woodhall Park Grove.

## **6.0 PUBLIC/LOCAL RESPONSE**

- 6.1 Letters of notification were sent out to seven adjacent properties on 20<sup>th</sup> June 2014. To date no objections have been received to the application.

## **7.0 CONSULTATION RESPONSES**

- 7.1 None were made due to the nature of the application.

## **8 PLANNING POLICIES**

### Development Plan

- 8.1 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

- 8.2 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.

- 8.3 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.

#### 8.4 Draft Core Strategy

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.

#### National Policy

- 8.5 The National Planning Policy Framework (NPPF) sets out the Government's planning policies and contains policies on a range of issues. 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".

### 9.0 MAIN ISSUES

- Design and Appearance
- Overshadowing and Dominance
- Privacy
- Over-development/ Garden space
- Highways Issues

### 10.0

### APPRAISAL

#### Design and Appearance

- 10.1 The proposal has been revised at the request of Officers. The proposal now includes an over-hang to the roof, which gives the illusion of a lower eaves level, to reduce the massing between the heads of the ground floor windows and the increased eaves level. Head detailing has also been included to the window opening to improve the appearance of the elevations. The first floor extension has two front facing separate dormers. Other options were

explored to provide new first floor accommodation, and it was considered having two separate dormers was preferable in design terms as it reduces the massing and dominance of the property, as opposed to having a front facing gable feature or one large dormer. The proposed dormers have windows which have triangle shaped heads which increases the amount of glazing within the dormers and results in a distinct design feature upon the property, which at present has an unremarkable plain appearance.

- 10.2 The street scene is mixed with the properties all having an individual appearance. Surrounding properties comprise of traditional 2 storey houses, dormer bungalows with steeply pitched roofs, and bungalows with shallow pitched roofs. Many properties have been altered and extended in recent years. The proposal therefore would not result a form of development would appear incongruous within the street scene, as it lacks uniformity. The property has a generous amount of space to both sides of its street frontage which means there is not a direct comparison with the appearance of adjacent properties. The resulting appearance of the property would still have a domestic scale and suburban character, which is in keeping with the character of the locality.
- 10.3 Conditions will be placed for roofing materials to be submitted to the Local Planning Authority for approval. The extended walls are to be finished in render, to match the existing walls. It is considered the proposal is of a good design and complies with policy BD6 of the adopted Leeds UDP and policy HDG1 of the adopted Householder Design Guide.

#### Over-Shadowing/ Dominance

- 10.4 The property is situated towards the rear of the site, in very close proximity to the boundary with 20 Woodhall Park Grove, and the rear garden of this property. It is due to this proximity that the initially submitted scheme was considered unacceptable due to the impact on these occupiers in terms of over-shadowing, dominance and over-looking.
- 10.5 The rear elevation of the host property is located between 0.5m and 1.5m away from this property and is located opposite the latter part of this properties rear garden. A row of tall conifer trees exist along the boundary between these properties which are approximately 5 to 6m in height. These trees lie within the ownership of the property at 20 Woodhall Park Grove and would absorb any over-shadowing caused by increasing the height of the property by the maximum of 1.5m. However in any event, if these trees were felled, it is not considered the impact of this proposal on over-shadowing would be significant as the increase in height is considered to be fairly modest.
- 10.6 Similarly it is not considered the proposal would appear overly dominant to these adjacent occupiers, due to the fact the increase in height is considered to be modest, and the fact the roof slopes away from this boundary. It is not considered the proposal would have any impact in terms of over-shadowing and dominance on any adjacent properties due to the space which exists around the property to the north, east and south.

#### Privacy/ Over-looking

- 10.7 The proposal includes new openings at first floor level, these comprise of two front facing dormer windows and rear velux windows. The proposed front dormer windows are located 26m away from the property opposite at number 26. This exceeds the adopted guidance of Neighbourhoods For Living which states a minimum of 21m distance should exist between the front of opposite properties. The relationship between these properties is typical of the Woodhall estate.
- 10.8 Rear dormers have been omitted at the request of Officers, to ensure no over-looking onto the property at 20 Woodhall Park Grove. These have been replaced with high level velux windows which served two separate bathrooms. Due to the position of these roof windows, it is not considered they would result in any loss of privacy on to this adjacent property. PD rights would be removed on the approval of this application to prevent any rear dormers being constructed as it is considered these would lead to over-looking onto the property at 20 Woodhall Park Grove

#### Over-development/ Garden space

- 10.9 Although the proposal is only concerned with a vertical extension to the property, and thus no garden area is lost, an assessment on over-development is still required as the use of the site would be intensified. It is not considered the proposal would lead to the over-development of the site. The private garden area would exceed 2/3 the gross floor space of the internal accommodation. The size of the plot is considered to be adequate for the enlarged property.

#### Highways

- 10.10 The property has a driveway which is wide enough for two cars and a garage. This level of parking is considered to be adequate for the size of the extended property, and is typical of the parking facilities on nearby properties.

#### **Conclusion**

- 11.1 The proposal is considered to be a well designed extension, which respects the character and appearance of the locality, which would not have an adverse impact on the living conditions on adjacent occupiers.



# SOUTH AND WEST PLANS PANEL

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SCALE : 1/1500

