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**Report of the Chief Planning Officer**

**NORTH & EAST PLANS PANEL**

**Date: 23<sup>rd</sup> October 2014**

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

**APPLICANT**

Mr Ahmed Al-Ani

**DATE VALID**

4<sup>th</sup> April 2014

**TARGET DATE**

30<sup>th</sup> May 2014

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**Electoral Wards Affected:**

Roundhay

☐ Yes

Ward Members consulted  
(referred to in report)

**Specific Implications For:**

Equality and Diversity ☐

Community Cohesion ☐

Narrowing the Gap ☐

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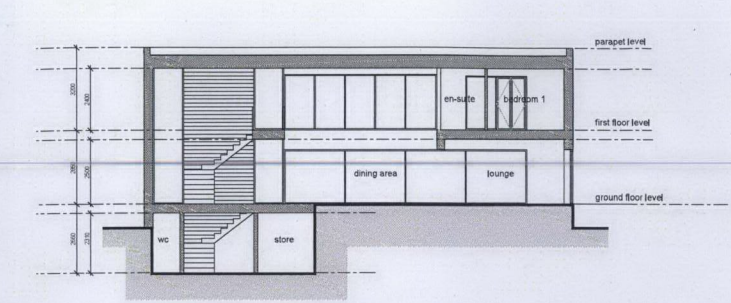
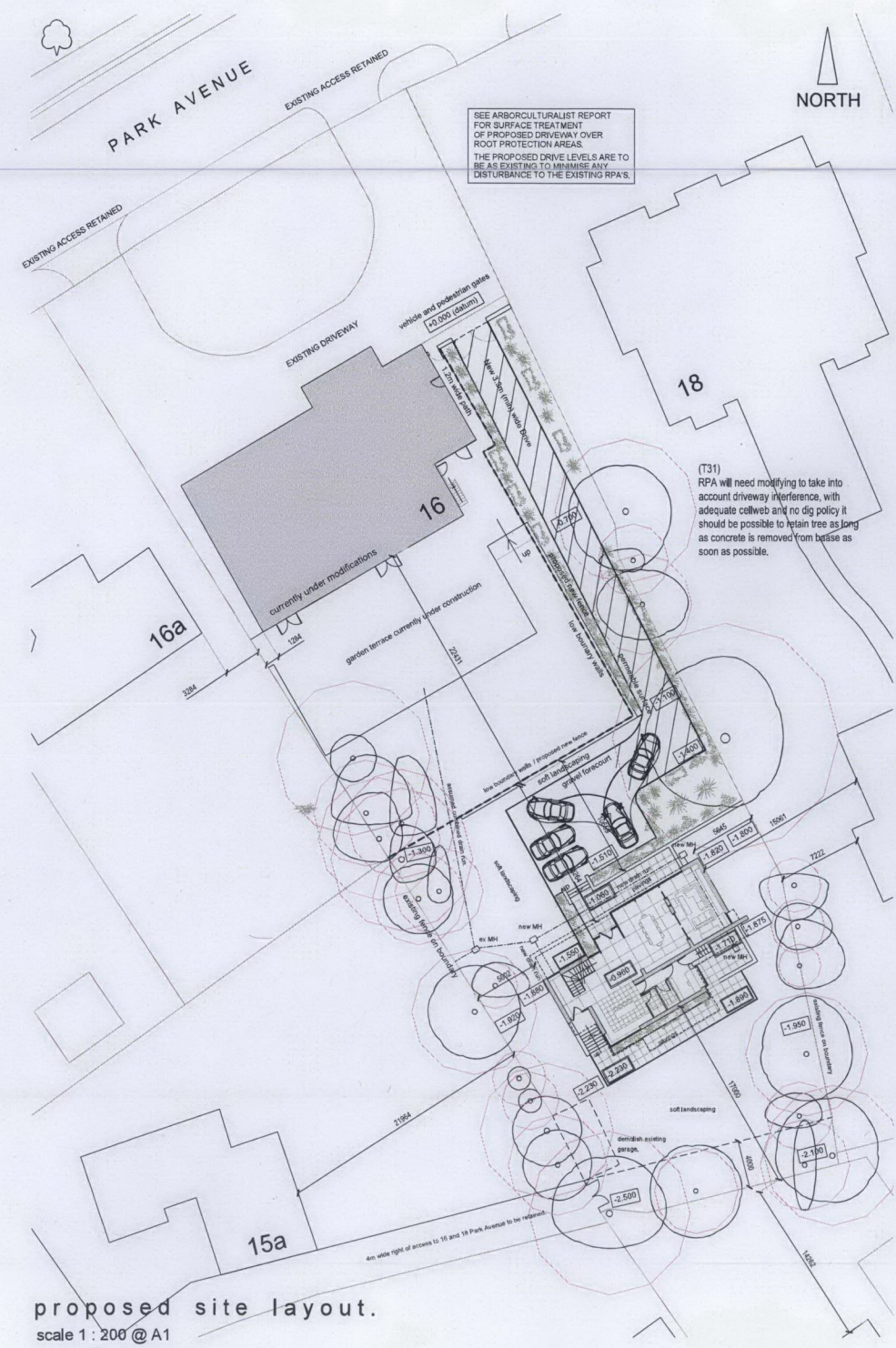
**RECOMMENDATION: If Members are minded to refuse planning permission then the following reason for refusal is suggested:**

**1.0 SUMMARY**

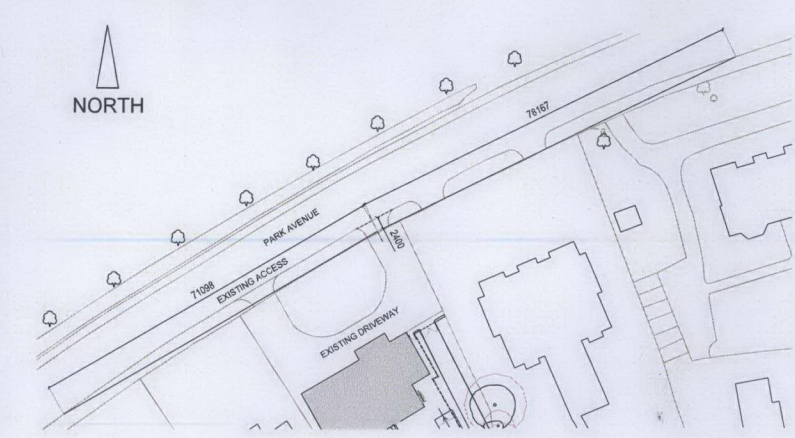
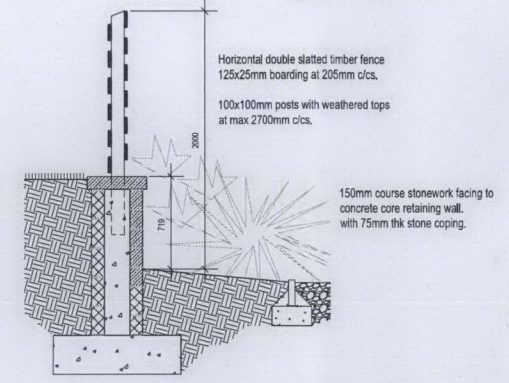
1.1 This application was considered at the North & East Plans Panels of 21<sup>st</sup> August and 25<sup>th</sup> September 2014. At the September Panel Members expressed concern at the scheme in relation to its design and that it was out of keeping and would cause harm to the character and appearance of the Conservation Area. The Panel resolved not to accept the officer recommendation that planning permission be granted.

1.2 Members are invited to therefore consider the following suggested reason for refusal:

The Local Planning Authority considers that the development of this rear garden with the contemporary style dwelling, incorporating architectural features not common to the locality and which is accessed via a long driveway to the side of the host dwelling, would be out of keeping with the established residential character of the Roundhay Conservation Area and as such would neither preserve nor enhance its character and appearance due to its inappropriate design. The proposal is therefore contrary to policies BD5, N12, N13, and N19 of the Leeds Unitary Development Plan Review and the guidance set out at sections 7 and 12 of the National Planning Policy Framework.



- NOTES**
- Do not scale from this drawing.
  - Level and levels are taken from topographical survey any discrepancies are to be reported to the Architect.
  - This drawing is valid for the use of obtaining Planning Permission.
- SCHEDULE OF MATERIALS:**
- 200mm thick solid brickwork and walls to cavity.
  - Dark Grey PVC uPVC windows and doors.
  - Dark Grey stonework to match existing adjacent walls.
  - Dark Grey PVC Bay Windows surrounded with Dark Grey PVC aluminium casings.
  - Through-the-roof window of white.
  - Double height window with narrow floor to ceiling window treatment in Dark Grey PVC aluminium.
  - 150mm Coped red brickwork.
  - Chalk doors and frames.
  - Standard green industrial.
  - Dark Grey coloured polyurethane roof sheet material.
  - Alloy gate.
  - Timber posts and rails.
  - Single 160mm x 160mm roof beam.
  - Standard steel fix.
- XXXX Existing level below DATUM 0.000  
XXXX Proposed level below DATUM 0.000



LEEDS CITY COUNCIL

03 JUL 2014

**REVISED**

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

**NJA.**  
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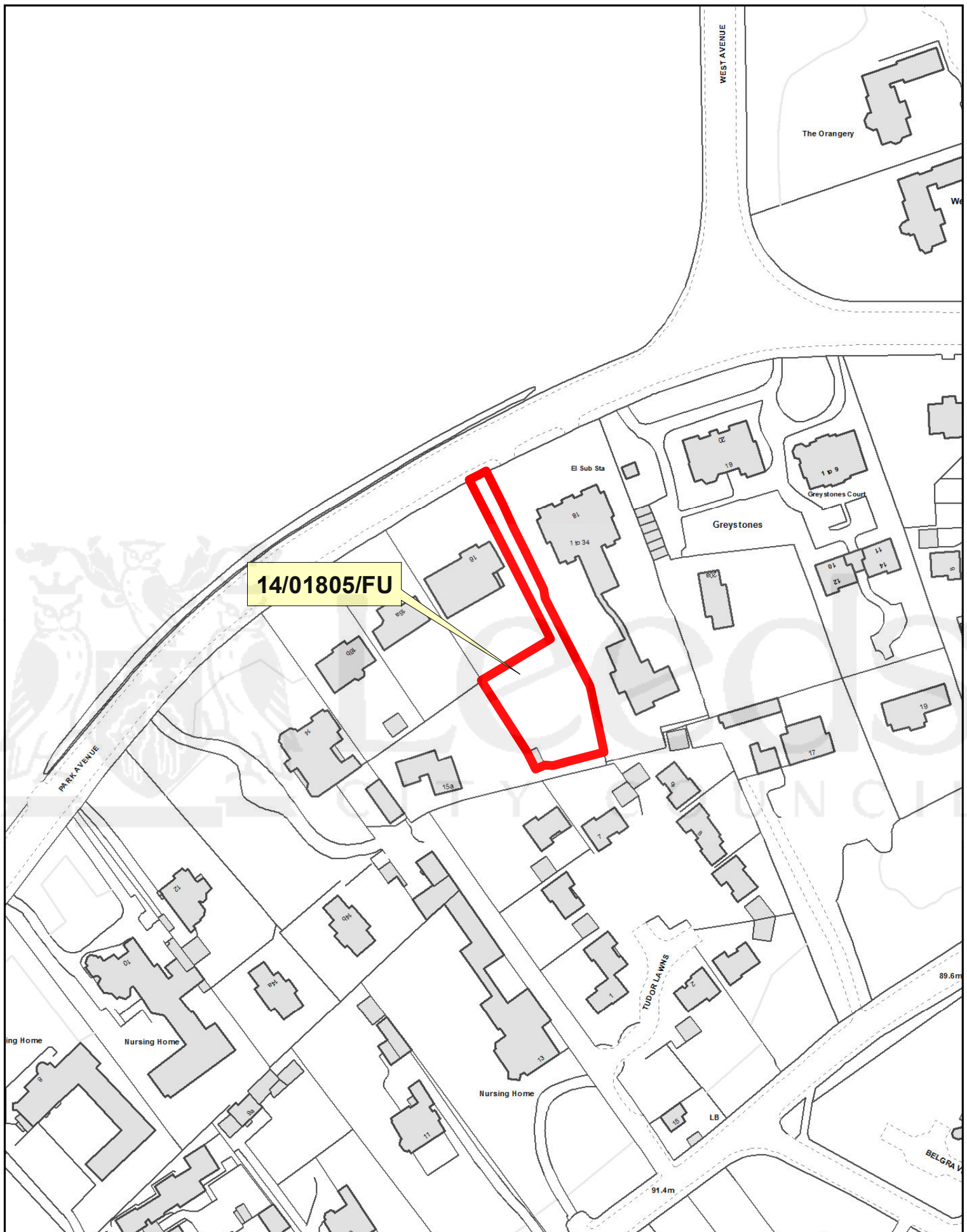
Proposed New Dwelling House  
16 Park Avenue  
Roundhay  
Leeds  
LS8 2JH

for  
Mr Ahmed Al-Ani  
planning submission

Proposed site plan and Elevations.

Scale 1 : 100 @ A1  
Date December 13.  
2013.111.101

Drawn by  
Checked by  
Rev F



# NORTH AND EAST PLANS PANEL

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SCALE : 1/1500

