
Report of the Chief Planning Officer

PLANS PANEL NORTH AND EAST

Date: 23rd October 2014

Subject: APPLICATION 14/05397/FU – New pitched roof and alterations to detached garage to form outbuilding at 50 The View, LS17 7NJ

APPLICANT

Councillor Neil Buckley

DATE VALID

18th September 2014

TARGET DATE

13th November 2014

Electoral Wards Affected:

Alwoodley

☐ 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. Standard time limit.;
2. Approved plans;
3. Walling and roofing materials as specified on plans unless otherwise agreed in writing;
4. Retention of driveway for parking.

1.0 INTRODUCTION:

- 1.1 This application is brought to Plans Panel because the applicant is Councillor Neil Buckley. As is outlined below the application is acceptable in design terms and raises no concerns regarding neighbours or parking.

2.0 PROPOSAL:

- 2.1 The proposal is to alter the existing detached garage to form an outbuilding. A new pitched roof will be added as part of the alterations:

- The corrugated asbestos mono pitch roof is to be removed and replaced with a dual pitched roof constructed from tile profile sheeting. It is intended that the colour and profile should match the host dwelling roof tiles as far as is practicable.
- The existing up and over garage door will be removed and replaced with a white uPVC and wooden composite door and frame and a window frame.
- The existing white painted timber window frame to the side elevation overlooking the rear garden will be retained.
- The white painted timber cladded walling to the front will be replaced with brick to match the existing house and the new gabled apex above and walling surrounding the new window and door will also be constructed in matching brick.
- The new gabled apex to the rear elevation will be constructed in shiplap type boarding to be painted white.
- The partly shaped fascia will be removed and replaced with a plain white finished timber fascia which edges the 2 new apexes.
- The existing side and rear pre cast concrete panelled walls finished with pebble dashing to the sides and rear will remain.

3.0 SITE AND SURROUNDINGS:

- 3.1 The application site consists of a semi-detached dwelling with a single garage to the rear and a part 3m wide and part 4m wide driveway measuring 17.5m approx. in length to the west side. The rear south facing garden is a good size ie 18.5m approx. in length and the north facing front garden is 5.5m approx. deep. Number 50 adjoins number 52 to the east and number 48 is located across the driveways which are side by side. The area is mainly characterized by post war semi-detached housing set in larger plots with garages to the rear/ side.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 H30/35/92 Approval of porch to front.

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 Councillor Buckley contacted officers prior to submitting an application to seek advice regarding permitted development. Officers advised that an application would be required and outlined the main material issues which would be considered.

6.0 CONSULTATION RESPONSES:

- 6.1 Statutory Consultations:
None

- 6.2 Non Statutory Consultations:
None

7.0 PUBLIC/LOCAL RESPONSE:

- 7.1 Neighbourhood notification letters were posted on 23rd September. To date no representations have been received.

8.0 PLANNING POLICIES:

Local Policy/Guidance

- 8.1 The statutory development plan for the whole of the Leeds District is the Leeds Unitary Development Plan Review (2006) and the Natural Resources and Waste Development Plan. The Planning Acts require that planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise. The following policies are relevant:

GP5: Seeks to ensure that all development proposals resolve the detailed planning considerations, including residential amenity for existing and future occupiers.

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

T2 : States that new development should not cause new problems for highway safety and efficiency, or exacerbate existing risks and congestion.

Householder Design Guide

- 8.2 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 seek to protect and enhance the residential environment throughout the city. The document is adopted as a Supplementary Planning Document within the Leeds Local Development Framework by the City Council.

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 and
- v) Materials;

HDG2 All development proposals should protect the amenity of neighbours. Proposals which harm the existing residential amenity of neighbours through excessive overshadowing, over-dominance or overlooking will be strongly resisted.

- 8.3 The Inspector's report into the Core Strategy and the CIL examinations have been received and were considered by Executive Board on 17th September 2014 with a view to the Core Strategy being referred to full Council for formal adoption on 12th November 2014 and the CIL Charging Schedule referred for formal adoption on 6th April 2015. As the Inspector has considered the Draft Publication Core Strategy, subject to the inclusion of the agreed Modifications, to be legally compliant and sound, the policies in the modified Core Strategy can now be afforded considerable weight. Once the Core Strategy has been adopted it will form part of the Development Plan and have full weight.

National Policy/Guidance

- 8.4 National Planning Policy Framework: The National Planning Policy Framework (NPPF) was published on 27th March 2012 and replaces previous Planning Policy Guidance/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 Framework is a presumption in favour of Sustainable Development.

9.0 MAIN ISSUES:

- Impact on the character and appearance of the area and street scene.
- Impact on highway safety.
- Impact on residential amenity.

10.0 APPRAISAL:

Impact on the character and appearance of the area and street scene.

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 whilst Policy BD6 states that “all alterations and extensions should respect the form and detailing of the original building”. This advice is elucidated and expanded within the Householder Design Guide.

10.2 The impact on the appearance of the area is acceptable. The pitched roof will improve the appearance of the outbuilding and the alterations are all appropriate. Materials will mostly match the existing host dwelling.

Impact on highway safety

10.3 Policies GP5 and T2 note that development proposals must resolve detailed planning and should seek to maximise highway safety. On site car parking for at least the required 2 cars will be provided as the driveway is approx. 17.5m long and the minimum width is 3m with a maximum width of 4m. The impact on highway safety is therefore acceptable neutral though the garage will become an outbuilding and a car parking space lost.

Impact on residential amenity

10.4 Policy GP5 notes that development proposals should resolve detailed planning concerns including amenity and this advice is replicated within policy HDG2 of the Householder Design Guide. The replacement dual pitched roof will be taller than the existing mono pitch roof but this is considered acceptable and will not dominate the neighbouring properties. The new front window will overlook the host's driveway. The overall impact on residential amenity is considered to be acceptable.

11.0 CONCLUSION:

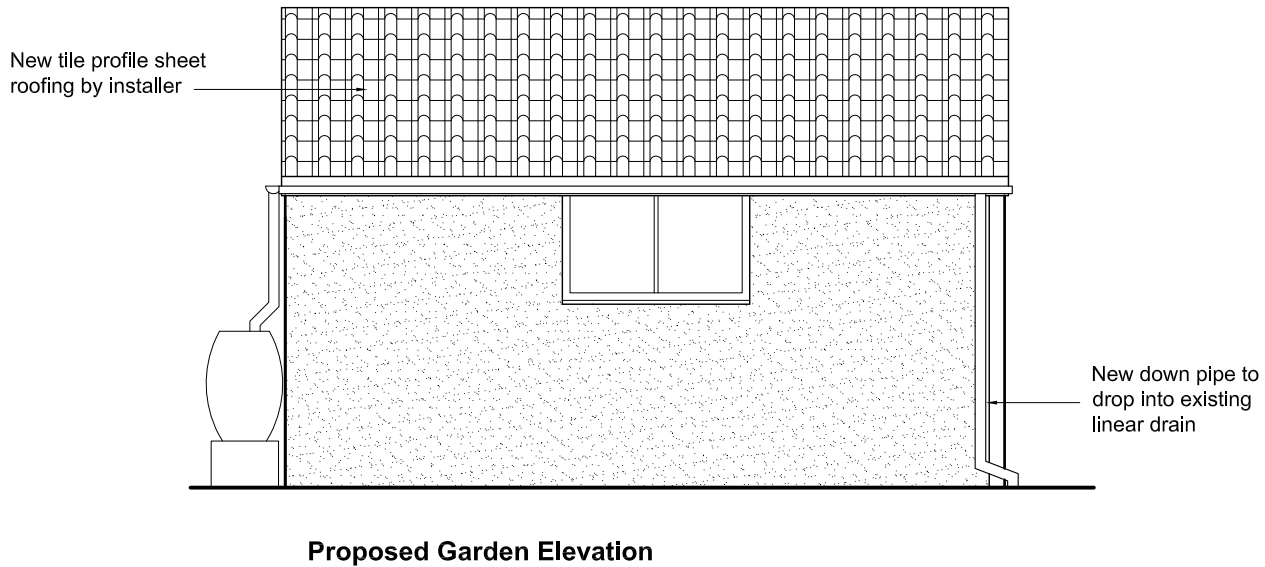
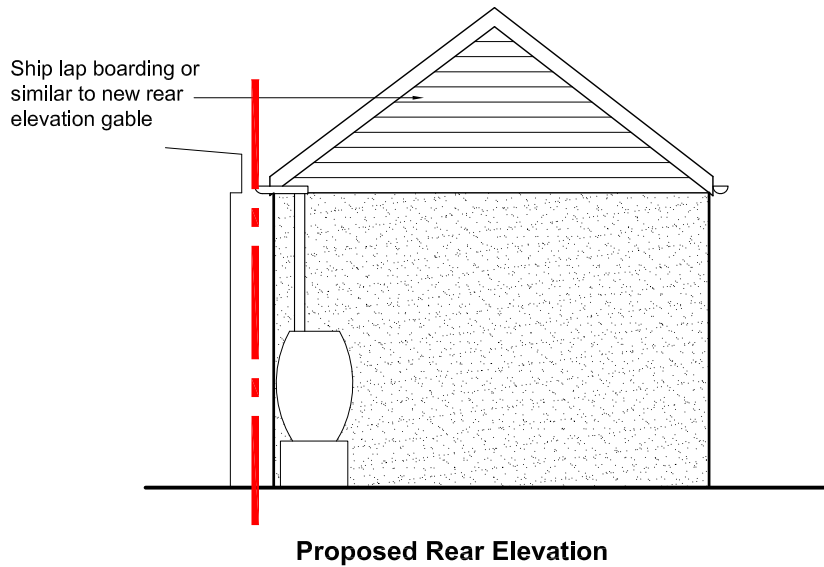
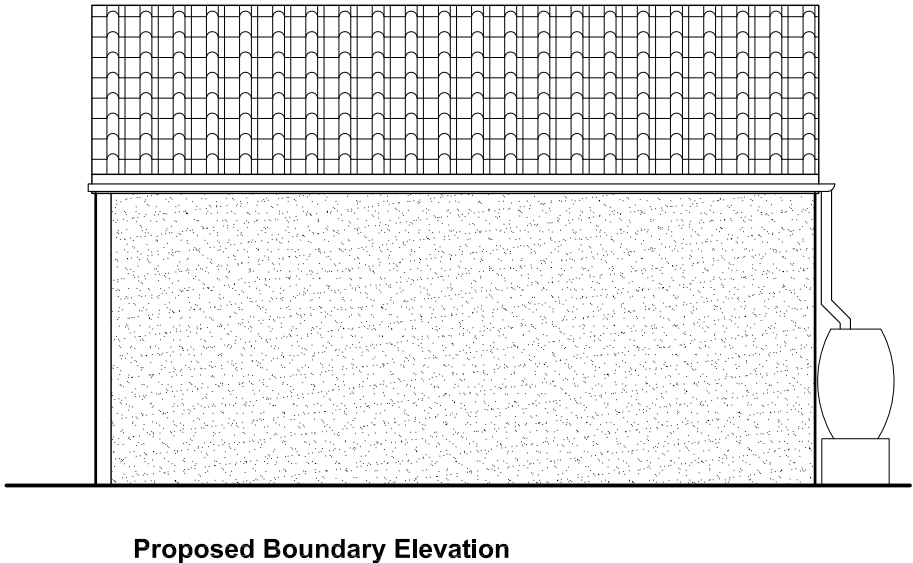
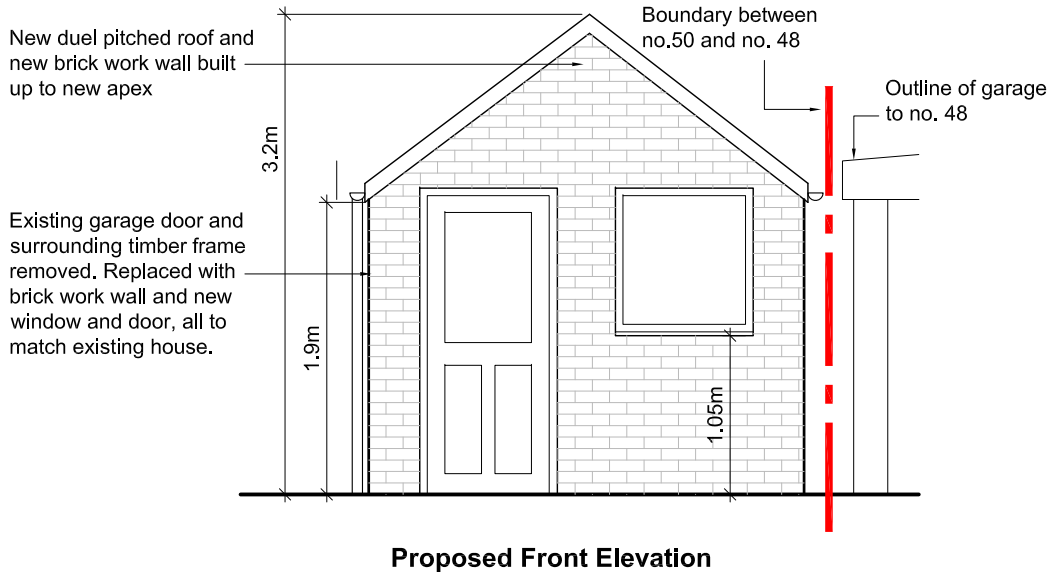
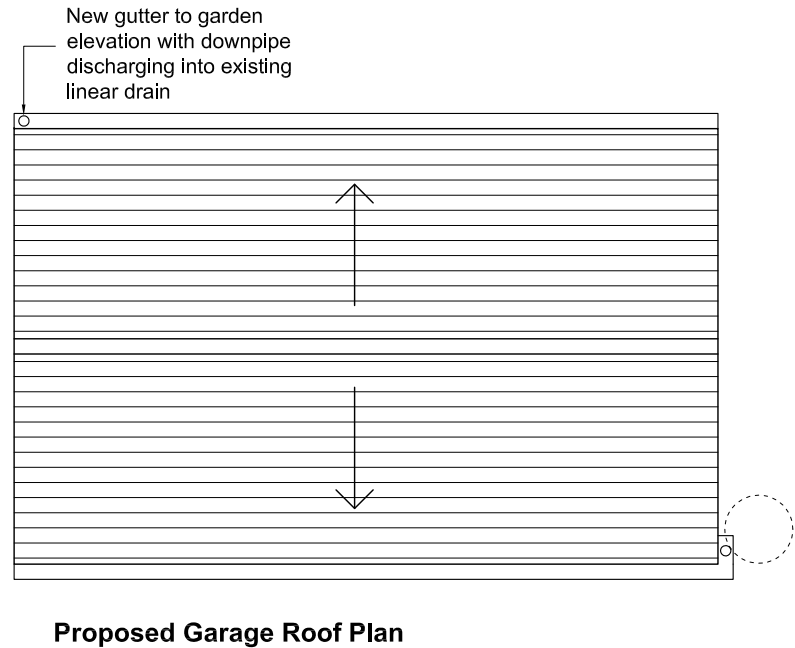
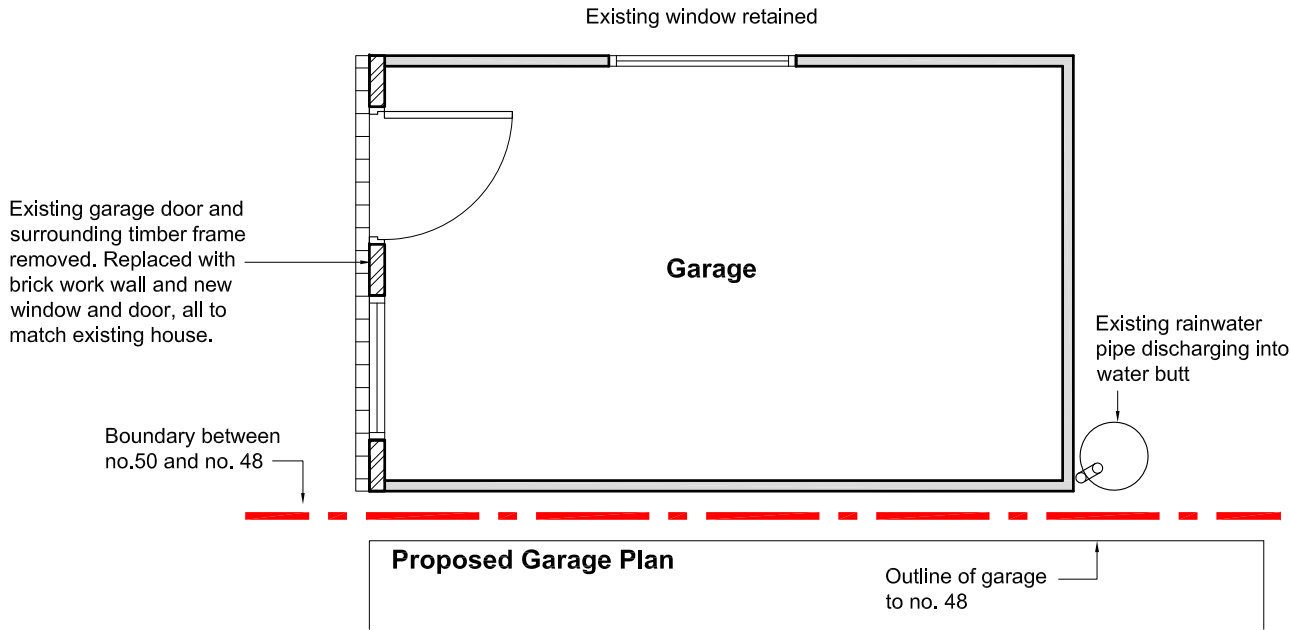
11.1 It is considered that, subject to appropriate conditions as discussed above, the proposal is acceptable as it complies with the council's policies and design guidance. It is therefore recommended that the application be approved.

Background Papers:

Application file 14/05397/FU

Certificate of ownership: Certificate A signed by applicant

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CLIENT

MR NEIL BUCKLEY
50 THE VIEW
LEEDS
LS17 7NJ

PROJECT

GARAGE ALTERATIONS
MR NEIL BUCKLEY
50 THE VIEW
LEEDS
LS17 7NJ

TITLE

PROPOSED PLANS &
ELEVATIONS

Drawn: PV Scale: 1:50@A3
Date: SEP'14 Dwg No: 002

Vaughan
design

VAUGHAN DESIGN LTD
69 WEST BUSK LANE
OTLEY
LS21 3LY
MOBILE: 0772 709 8794
EMAIL: info@vaughandesign.co.uk



NORTH AND EAST PLANS PANEL

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SCALE : 1/1500

