



## Report of the Chief Planning Officer

### SOUTH & WEST PLANS PANEL

Date: 6<sup>th</sup> November, 2014

**Subject: APPLICATION 14/04740/FU – Part two storey part first floor front and side extension; single storey rear extension at 28 Whack House Lane, Yeadon, Leeds, LS19 7LY.**

#### APPLICANT

Alexandra Long

#### DATE VALID

11<sup>th</sup> August, 2014

#### TARGET DATE

14<sup>th</sup> November, 2014

#### Electoral Wards Affected:

Guiselley & Rawdon

Yes

Ward Members consulted  
(referred to in report)

#### Specific Implications For:

Equality and Diversity

☐

Community Cohesion

☐

Narrowing the Gap

☐

#### RECOMMENDATION:

**REFUSE PERMISSION for the following reason:**

The Local Planning Authority considers that, by reason of its inappropriate design, form scale and materials, together with its prominent location the proposed two storey and roof extension will result in an incongruous form of development which will have an adverse impact on the design and character of the existing dwelling, group of four bungalows and the wider street scene. As such, the development is contrary to Policies GP5 and BD6 of the Unitary Development Plan Review (2006), Policy P10 of the emerging Core Strategy, policy HDG1 of the Householder Design Guide SPD and the National Planning Policy Framework.

#### 1.0 INTRODUCTION:

- 1.1 This application is brought to the Panel at the request of Councillor Graham Latty, on the grounds that the proposal is of appropriate design that will be sympathetic to the surrounding properties and make a contribution to the immediate surroundings.

#### 2.0 PROPOSAL:

- 2.1 The full planning application proposes a two storey and roof extension providing a new first floor and a single storey extension constructed to a detached bungalow. The two storey and first floor part of the proposal will face towards New Road and Whack House Lane.
- 2.2 The proposal will allow for a reconfigured ground floor and a new first floor comprising of three bedrooms and a bathroom. The proposal will have two windows at ground floor and three windows at first floor to the west elevation, three windows at ground floor and two windows at first floor to the south elevation, a window and three roof lights to the east elevation and two rooflights to the north elevation.
- 2.3 The proposed two storey and first floor extension will be white rendered and will have a pitched roof design with roof tiles to match the existing property. The proposed single storey extension will be brick built to match the existing property, with roof tiles also proposed to match.

### **3.0 SITE AND SURROUNDINGS:**

- 3.1 The existing property is a detached brick built bungalow with a tiled pitched roof. It occupies a corner plot on a predominantly residential street and is one property in a group of four dwellings which have common design features and are of similar sizes.
- 3.2 The existing property has a modest sized garden and patio area and is accessed from a footpath to the rear which leads from the car parking area serving the four bungalows and entrance to the site from Whack House Lane.
- 3.3 There is a stone wall and mature conifer hedge to the front and side boundary with New Road and Whack House Lane, stone wall and fence to the boundary with No 29 Whack House Lane and a fence, hedge and wall to the boundary with No 27 Whack House Lane.

### **4.0 RELEVANT PLANNING HISTORY:**

- 4.1 06/02038/FU - Single storey rear extension – Approved 24.05.2006
- 4.2 H28/317/77/ - 4 detached bungalows – Approved 25.07.1977
- 4.3 H28/601/76/ - Outline application to layout access and erect 2 pairs of semi-detached houses – Approved 06.12.1976
- 4.4 H28/506/75/ - Outline application to erect residential development to vacant site – Refused 22.03.1976

### **5.0 HISTORY OF NEGOTIATIONS:**

- 5.1 The applicant submitted a pre-application enquiry and was advised that the scheme is of interest but it is not something that we would likely be able to support.

### **6.0 PUBLIC/LOCAL RESPONSE:**

- 6.1 The application has been advertised by neighbour notification letters to 9 adjacent properties dated 12<sup>th</sup> August 2014 and a site notice posted on 22<sup>nd</sup> August 2014.
- 6.2 Councillor Graham Latty requested the application be determined at panel as he is in support of the scheme, stating the following:-
- The proposal will make a good, sensibly sized property of pleasing design.
  - The other houses are not of a design seen elsewhere in the locality and the extension is sympathetic to those surrounding properties.
  - It will not affect or compromise any of the residential enjoyment of any of its neighbours
  - Seen as its situation on the corner of Whack House Lane, the enlarged building would make a contribution to the immediate surroundings and in conjunction with the large stone property on the opposite corner would create a gateway to the lane.
  - The proposal has not been met with opposition from neighbours.
- 6.3 Two representations from local residents have been received both in support of the application. The comments are summarised as follows:-
- The extension is in keeping with the character of the existing bungalow.
  - The completed build will not look out of place with the other three houses which were included in the original housing development.
  - The proposal presents a positive addition to Whack House Lane
  - It will make the entrance to Whack House Lane more attractive and the design looks sympathetic to the neighbouring houses.
  - Nice to see how a tired and dated house can be updated
  - If the property were to be totally different to the other three houses, on its own merits it certainly will not be an eyesore.

## **7.0 CONSULTATION RESPONSES:**

- 7.1 No formal consultations have been carried out for this application.

## **8.0 PLANNING POLICIES:**

- 8.1 As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004 this application has to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The development plan consists of the Regional Spatial Strategy for Yorkshire and the Humber adopted in May 2008 and the Leeds Unitary Development Plan Review (2006).

- 8.2 UDP Policies:

GP5: Proposals should resolve detailed planning criteria (access, landscaping, design, etc.), should seek to avoid problems of environmental intrusion, loss of amenity, danger to health or life, pollution and highway congestion and should maximise highway safety.

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

- 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. It incorporates the following policies:

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.

Relevant supplementary guidance:

- 8.4 Supplementary Planning Guidance provides a more detailed explanation of how strategic policies of the Unitary Development Plan can be practically implemented. The following SPGs are relevant and have been included in the Local Development Scheme, with the intention to retain these documents as 'guidance' for local planning purposes.

Neighbourhoods for Living SPG

#### DRAFT CORE STRATEGY

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 26<sup>th</sup> April 2013 the Council submitted the Publication Draft Core Strategy to the Secretary of State for examination and an Inspector has been appointed and examination has now been completed.

The Inspector's Reports into the Core Strategy and the CIL examinations have now been received and reports on these were considered by Executive Board on 17 September 2014 with a view to the CS being referred to full Council for formal adoption. As the Inspector has considered the plan, subject to the inclusion of the agreed Modifications, to be legally compliant and sound, the policies in the modified CS can now be afforded substantial weight. Once the CS has been adopted it will form part of the Development Plan.

- 8.5 The following policies within the Draft Core Strategy are considered relevant.

Policy P10 – Design

- 8.6 National Planning Policy Guidance:

The National Planning Policy Framework came into effect on 27<sup>th</sup> March 2012, and replaces the advice provided in Planning Policy Guidance Notes and Statements. The aim of this document is to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth. Local planning authorities are expected to “plan positively” and that there should be a presumption in favour of sustainable development.

## **9.0 MAIN ISSUES:**

9.1 The following main issues have been identified:

- Townscape / Design and Character
- Privacy
- Overshadowing / Dominance
- Representations

## **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 within the Householder Design Guide, which states *“The character and appearance of a dwelling and the character of the local streetscene are important considerations when deciding the appropriate shape and form of an extension and where it is to be sited. The character of a house is formed by its proportions, materials, roof shape and architectural details. The character of an area is formed by the style of houses within it, the spaces between them, the boundaries (walls, railings, fences, hedges) and trees and vegetation within the area. Extensions should be in keeping with the character and appearance of the dwelling and the wider area.”* Accordingly the proposal is required to conform to the requirements of policy HDG1 which states *“particular attention should be paid to the roof form and roof line, window detail, architectural features, boundary treatments and materials”*
- 10.2 The existing dwelling is a modest sized low profiled bungalow which sits comfortably within its plot in a group of four properties of similar designs, which have a uniform appearance when viewed from the streetscene along New Road and Whack House Lane. The proposed two storey and roof extension which faces Whack House Lane and New Road introduces an asymmetrical roof design creating a large and unconventional addition that does not respect the scale, form or design of the original dwelling nor neighbouring properties. As a result the extension is considered to be a contrived and incongruous addition which is neither subservient nor sympathetic to the original dwelling and will detract from the uniform appearance of the host site and other bungalows, to the detriment of the group and the streetscene.
- 10.3 The existing bungalow is constructed out of buff brick with window detailing that respects the scale and form of the dwelling. The proposed two storey and roof

extension will have a white render finish and four large windows at ground and first floor. It is considered the materials used and fenestration detailing would not respect the form and detailing of the original building further eroding its character and appearance.

- 10.4 Therefore it is considered that the proposed two storey and roof extension will harm the proportions and character of the host property, its setting within the site and its appearance within the group of bungalows and wider streetscene.
- 10.5 The proposed single storey extension will be a modest infill addition which respects the scale, form, detailing and materials of the existing property. Therefore it is considered this part of proposal will not have an unacceptable impact on the character and appearance of the host property or locality.
- 10.6 As such it is considered that the proposal represents an inappropriate addition to the host property and is considered to be out of keeping with the wider aims of UDPR Policies GP5 and BD6, Policy P10 of the emerging Core Strategy and Householder Design Guide Policy HDG1

#### PRIVACY

- 10.7 It is considered that the proposed windows and doors will not lead to a harmful overlooking impact over neighbouring properties or gardens, given they will face onto the garden area of the host site and Whack House Lane and New Road beyond.
- 10.8 As such it is considered that the proposal represents an appropriate addition to the host property and is considered to be in keeping with the wider aims of UDPR Policy GP5 and Householder Design Guide Policy HDG2

#### OVERSHADOWING / DOMINANCE

- 10.9 Although the proposed two storey and first floor extension does add a large degree of additional massing to the existing dwelling, it has been designed with a shallow roof that pitches away from the neighbouring properties with the bulk of the extension facing the garden area of the host site, New Road and Whack House Lane beyond. Therefore it is considered the two storey and first floor extension will not have an unacceptable dominance or overshadowing impact over the amenity space of the neighbouring sites.
- 10.10 It is considered the single storey extension will not cause an unacceptable level of overshadowing or dominance given it will be a modest infill addition positioned approximately 3m from the boundary with No 29 Whack House Lane and will be in line with the blank side elevation of No 27 Whack House Lane.
- 10.11 As such it is considered that the proposal represents an appropriate addition to the host property and is considered to be in keeping with the wider aims of UDPR Policy GP5 and Householder Design Guide Policy HDG2.

#### REPRESENTATIONS

- 10.12 A number of representations have been received in respect of this application and these are summarised in the 'public/local response' section above. It is

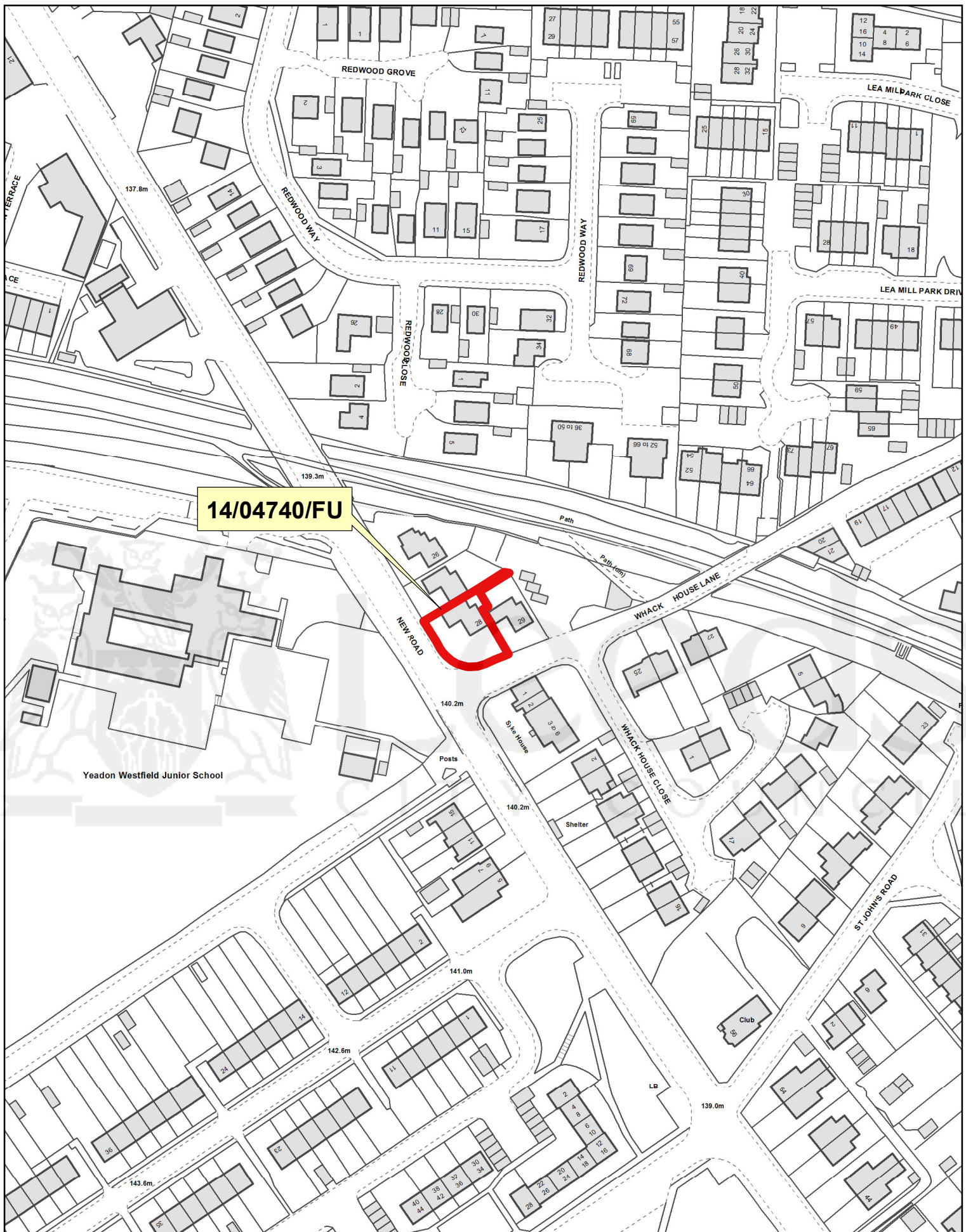
considered that the planning issues raised have been addressed in the above appraisal.

## **11.0 CONCLUSION:**

- 11.1 After careful consideration of all relevant planning matters it is considered that the proposed development should be refused.

### **Background Papers:**

Application file; 14/04740/FU  
Certificate of Ownership.



# SOUTH AND WEST PLANS PANEL

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