



Report of the Chief Planning Officer

PLANS PANEL NORTH AND EAST

Date: 27th NOVEMBER 2014

Subject: APPLICATION 14/05152/FU – Retrospective application for amendments to 13/00563/FU (approval for single storey front, side and rear extension): increase in eaves height; changes to internal layout including new attic rooms; alterations to doors and windows; new solid roof to form front porch canopy; new outbuilding to rear and changes to replacement boundary treatment to front at Number 6 Roper Avenue Ls8 1LG.

APPLICANT

Mr. Sajjad Raja

DATE VALID

8th September 2014

TARGET DATE

3rd November 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 Approved plans and implementation of
- 2 External materials details and implementation
- 3 Boundary treatment details and implementation
- 4 Permeable hard surfacing details and implementation
- 5 Landscaping details and implementation
- 6 Removal of all permitted development rights relating to outbuildings, extensions including dormer window extensions within the roof and insertion of additional openings to the external elevations.

1.0 INTRODUCTION:

- 1.1 This application is brought to Plans Panel following the request by Councillor Urry on behalf of all the Ward Members, who share local residents concerns about the

deviations from the approved plans which have taken place. A Members' site visit prior to the Panel meeting is also requested to take place. The applicant has worked closely with his architect to improve the overall quality / workmanship of the build and to address the various neighbour concerns, including providing soft landscaping to front, side and rear.

2.0 PROPOSAL:

2.1 The proposal is a retrospective application for amendments to permission 13/00563/FU (approval for single storey front, side and rear Householder extension to a detached bungalow):

2.2 The proposed changes include:

- increase in eaves height;
- changes to internal layout including new attic rooms with storage areas;
- alterations to doors and windows ;
- new solid roof to form a front porch canopy;
- new outbuilding to rear; and
- changes to replacement boundary treatment to front.

2.3 The dwelling extension was to be constructed in painted rendered breezeblock and this is being undertaken. The footprint of the extended dwelling is as originally approved. The front boundary wall was to be reconstructed in brick with metal railed panels with an overall height of 1.3m. A white painted rendered block wall has been built instead and the panels have not yet been inserted. The vehicular gates were to be solid wood with metal rails above with an overall height of 1.5m. A mostly brick faced outbuilding, 3.3m deep and 5m long, has been added to the rear garden. It is 2m high to the eaves and 2.4m high to the ridge. The concrete roof tiles match the dwelling roof.

2.4 The side elevation - facing away from the driveway- now also has an external door (the original approval had a front and a side door only). The eaves and ridge heights are slightly lower at the front than at the rear- an overall difference of 0.2m. The height to the ridge of the front element is 5m (which 0.7m higher than the original approval) and to the eaves is 3m (which is 0.6m higher than the original approval). Four rooflights have been fitted into the west facing side slope of the roof and three to the east facing side roof slope. Three roof lights have been fitted to the south rear facing slope of the roof and two to the north front facing roof slope. (No rooflights were approved under the original approval). A new 2m high block wall has been erected in line with the front elevation, filling the gap to the party boundary on the east side.

2.5 Revised plans have been received which indicate:

- The rendered front boundary wall will be faced with brick slips (or rebuilt in brick) and dark stained close boarded timber fence panels will be inserted between the piers.
- The gates will also be dark stained close boarded timber.
- The front and rear gardens will be newly turfed and soft landscaped with planting.
- There will be soft planting to the driveway as well.
- All exposed breeze block surfaces to the outbuilding, extended dwelling and boundary walling will be finished in white painted render.

3.0 SITE AND SURROUNDINGS:

- 3.1 The application site consists of a part constructed extended detached dwelling with an unfinished outbuilding abutting the rear boundary and unfinished walling to all boundaries. The garden is effectively a building site with bare earth and rubble and the original hedging and shrubs to the front and side boundaries have been removed.
- 3.2 The surrounding area is characterised by detached and semi-detached housing of mixed age and character. The plot sizes are moderate to large. There is a tall white rendered house in the plot behind the application site. Mostly brick and tile houses predominate however and boundary treatments are a mix of planting and brick and stone walls and timber fences of medium height. The neighbouring 2 storey house at number 8 is higher than the extended bungalow (i.e. number 6) and the other neighbouring house fronting Lidgett Lane has lower elements to its rear including an attached garage. The height of number 6 therefore falls approximately midway between these existing buildings, in terms of the street scene.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 13/00563/FU: Approval of single storey front, side and rear rendered extension to a detached brick and render bungalow with timber open style pergola to the front and replacement boundary treatment to the front in brick with plain metal railed inserts.

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 Revised plans have been negotiated which indicate changes as detailed in 2.5 above. The applicant has worked closely with his architect to improve the standard of workmanship on the site and to address the various neighbour concerns. In particular soft landscaping has been added to front, rear and the driveway side. The applicant has also been willing to reduce the amount of external lighting and CCTV

6.0 CONSULTATION RESPONSES:

Statutory Consultations:

- 6.1 None

Non Statutory Consultations:

- 6.2 Highways have no objection as the widened vehicular access is acceptable and there is more than adequate on site parking provided to the extended driveway. A pavement crossing/ new vehicular access onto Roper Avenue is required by separate agreement with the Council.

7.0 PUBLIC/LOCAL RESPONSE:

- 7.1 Neighbourhood notification letters were posted on 10.9.14
- 7.2 1 letter of comment has been received querying whether there is a building regulations application also.
11 letters of objection have been received including a letter from Councillor Urry on behalf of all ward members who share their constituents many concerns. The objections are on the following grounds.

- Councillor Urry wishes the application to be refused and no compromises to be made i.e. the current application to regularize what has been built is unacceptable.
- He also wishes for this case to be referred to planning enforcement so that the original consent is adhered to.
- The unfinished breeze blocks are an eyesore- especially to the outbuilding where the top section – above the boundary fence- of the rear elevation faces towards the neighbour located behind.
- Other unfinished breeze block boundary walling faces towards the neighbouring properties. These walls are an eyesore, excessive and higher than 6ft.
- The quality of the workmanship is very poor e.g. inadequate mortar has been used for the outbuilding, also the guttering is coming away and the roof is bowed.
- The quality of the materials is very poor and brick should have been used.
- The construction work may not be structurally sound.
- The floodlighting and CCTV is excessive, blinding, a nuisance and intrusive to neighbours
- The extended dwelling is incongruous.
- The dwelling has been greatly extended and the building line has not been complied with. It is also much higher.
- The building line has been breached/ extended by 1.5m.
- The lobby to the front is an eyesore.
- Originally the dwelling was to be extended at ground level only to make it suitable for a disabled child. The large 2 storey building is unsuitable for a disabled child.
- The upper floors may not have adequate headroom.
- The roof is not level i.e. symmetrical- there is an obvious misalignment.
- Drainage of surface water could be a problem as there will be a lot of hard surfacing- impermeable materials should be used.
- The original shrubs ,soft planting and hedging have not been retained- creating a hard and sterile environment.
- The construction work has been prolonged over a lengthy period.
- The dropped kerb has not been installed yet.
- The grass verge has been ruined.
- Non compliance with the original planning permission is not acceptable.
- Surrounding properties will be devalued.

8.0 PLANNING POLICIES:

- 8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Leeds currently comprises the adopted Core Strategy, saved policies within the Unitary Development Plan (Review 2006) and the Natural Resources and Waste Development Plan Document (2013).
- 8.2 Core Strategy
Policy P10: refers to design.
- 8.3 Saved policies within the UDP
Policy GP5: Development should not cause loss of amenity and resolve detailed considerations.
Policy BD6: refers to extensions/alterations should respect the design of the original building.

Policy T2: Development should not cause or exacerbate problems relating to the free and safe flow of traffic in the vicinity.

Policy LD1: refers to landscape matters.

The Householder Design Guide (2012) .The guide gives advice on how to achieve high quality design for extensions and additions to existing properties, in a sympathetic manner that respects the spatial context. The below policies contained within this document are considered relevant;

Policy HDG1: All extensions, additions and alterations 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 detail;
- iv) boundary treatments and;
- v) materials

Policy 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.

8.4 National Planning Policy Framework (2012):

This document promotes sustainable (economic, social and environmental)

- The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Development should respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation and are visually attractive as a result of good architecture and appropriate landscaping. The NPPF also states that in determining applications, great weight should be given to innovative designs which help raise the standard of design more generally in the area.
- Guidance on the use of Planning Conditions is contained within the Planning Policy Guidance.

9.0 MAIN ISSUES:

- The principle of development.
- Impact on the character and appearance of the area.
- Impact on residential amenity of the occupants of surrounding residential properties.
- Landscaping.
- Impact on highway safety.
- Private amenity space.
- Drainage –surface water
- Other considerations raised by representees.

10.0 APPRAISAL:

The principle of development

- 10.1 The principle of development was established with the grant of the permission for an extension in 2013. The key issues are whether this altered dwelling as being constructed fits in with the character of the area and do not harm the amenities of neighbours.

Impact on the character and appearance of the area

- 10.2 Conditions relating to the provision of appropriate front boundary treatment (i.e. the rendered blockwork to be finished in brick) ; front and rear garden plus driveway side soft landscaping reinstatement; external materials – in particular the painted render finishes to all breezeblock surfaces- (especially those facing towards neighbouring properties) and the removal of most permitted development rights will help to ensure that the impact on visual amenity is carefully controlled. As far as the new outbuilding is concerned, it is built in mostly brick and matching tiles and is moderately scaled. The porch is considered to be slightly unusual but the surrounding area has a variety of styles and designs and this will be absorbed adequately especially once the works to the frontage are provided. The asymmetric roof form is very slight and considered to be acceptable. The increase in height is in keeping with the street scene as it steps down gradually from east to west. The starkness of the building work will be softened by the improvements indicated in the revised plans and ensured by the conditions detailed above. Overall, the impact on the character and appearance of the area is considered to be acceptable as revised and conditioned.

Impact on residential amenity

- 10.3 The overall changes to the original approval are considered to be acceptable and will not introduce problems of dominance or overlooking. The separations to the boundaries are maintained as there has been a slight increase in height only and not in terms of the footprint. Rooflights and not dormer windows have been introduced which do not cause overlooking problems. Permitted development rights will be removed to control further extensions including roof dormers and further openings within the elevations. The changes to fenestration and 1 additional external door opening are also considered to be acceptable as the boundary treatment will screen neighbouring properties. The outbuilding will not cause dominance problems for neighbouring properties because it is relatively modest in height. The covered pergola forms a porch to the front which will not, due to its modest size and position, not cause problems for neighbouring properties. The proposal meets the policies of the Householder Design Guide.

Landscaping

- 10.4 It is unfortunate that the original hedge and soft landscaping to the front have not been retained as was agreed under the original approval. However, a revised plan has been submitted providing landscaping to the front and rear gardens and to the driveway side. A further planning condition will be imposed. This aspect is therefore considered to be acceptable. In these circumstances policy LD1 has been complied with.

Impact on highway safety

- 10.5 The impact on highway safety is considered to be acceptable as there is adequate on site parking provided and the vehicular access is also suitable. An informative will be

imposed to advise the applicant to contact the Highways Authority to make provision for a pavement crossing onto Roper Avenue.

Private amenity space

- 10.6 The addition of the outbuilding at the rear reduces the amount of private amenity space available for the extended dwelling. A condition to remove all householder permitted development rights including outbuildings will safeguard the residual garden space. This aspect is therefore considered to be acceptable.

Drainage

- 10.7 A condition requiring permeable hard surfacing or soakaways to be used will ensure that surface water drainage will be adequate to prevent flooding onto Roper Avenue. This aspect is therefore considered to be acceptable. The reinstatement of the front and the rear gardens will also assist with surface water drainage.

Other matters

- 10.8 Other matters raised by representees such as property devaluation and structural soundness which are not discussed in the above points are not considered being material to the consideration of the planning application. In addition, the installation of CCTV and floodlights directly to the dwelling and residential curtilage are not considered to be development which requires planning permission. The boundary walling to the rear and sides is no more than 2m high and therefore is considered to be permitted development.

11.0 CONCLUSION:

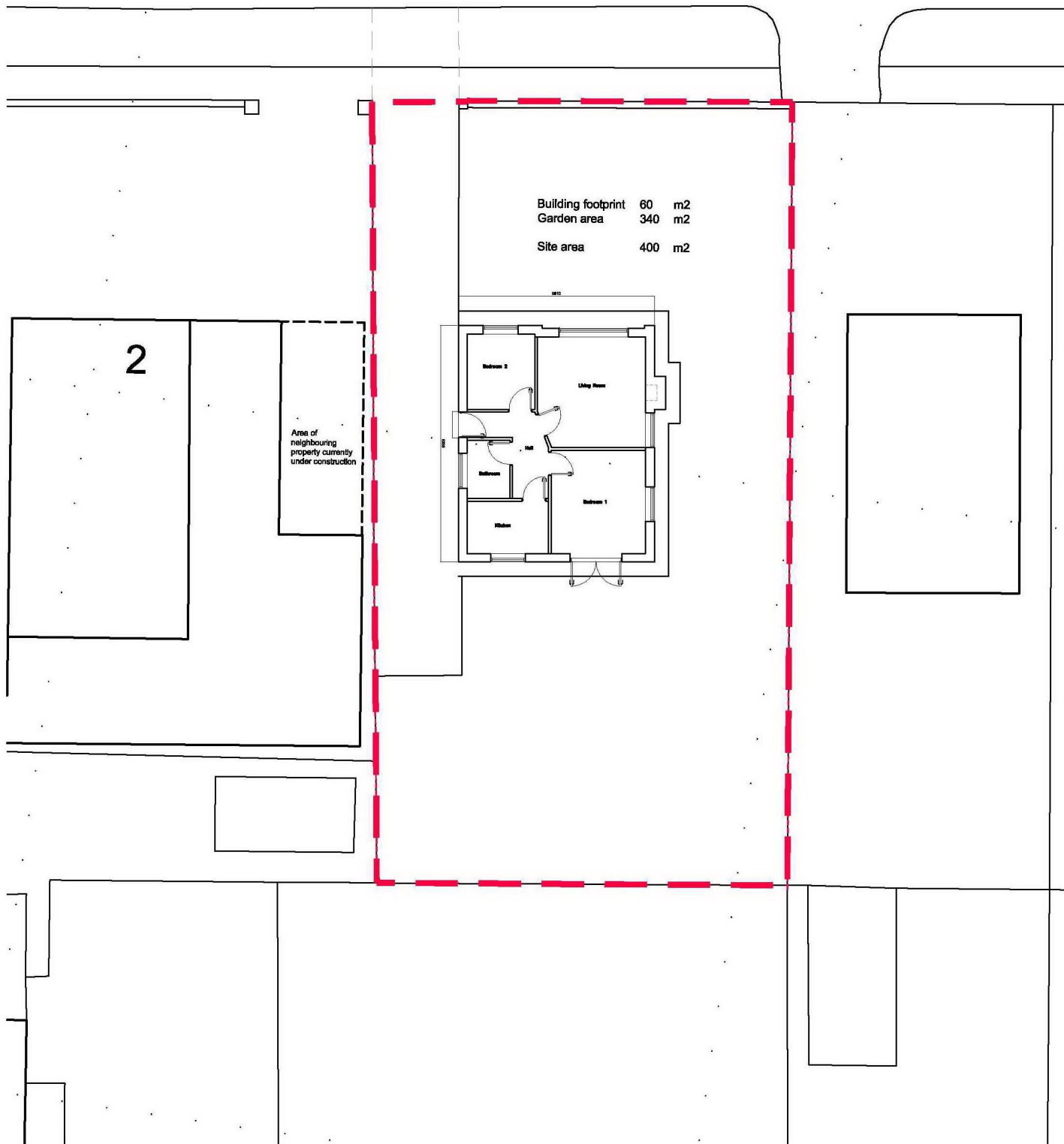
- 11.1 On balance, it is considered that, subject to appropriate conditions as discussed above, the proposal is acceptable, it is therefore recommended that the application be approved as the proposal complies with policies of the Householder Design Guide.

Background Papers:

Application file 14/05152/FU

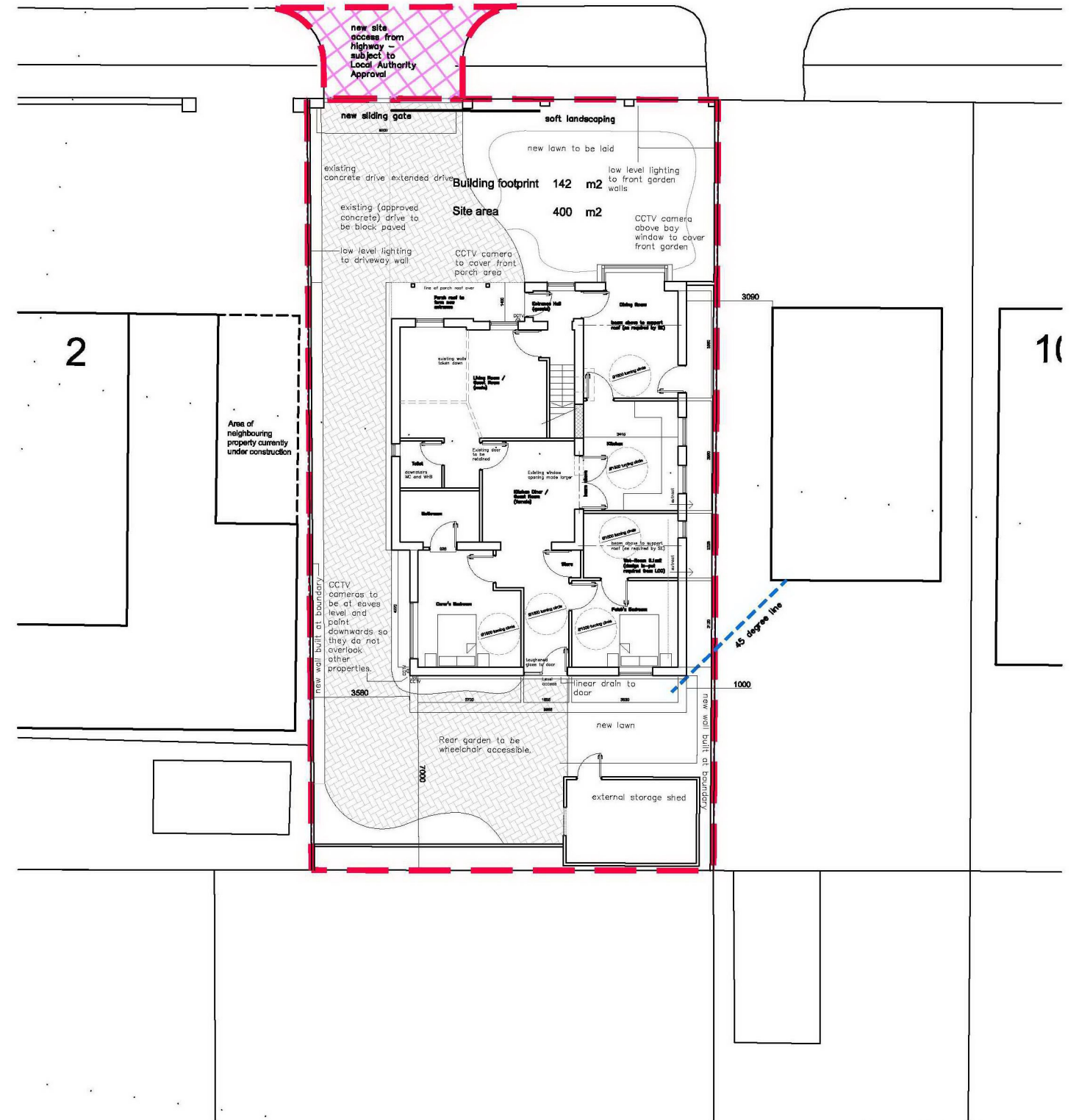
Certificate of ownership: As applicant

Roper Avenue



Existing Site Plan 1:200

Roper Avenue



Proposed Site Plan 1:200

Site Plans (existing and proposed)

- A Revised in line with client comments
- B Revised in line with client comments
- C Site areas added
- D Amended to comply with Householder Design guide and Local Development Framework as raised at planning meeting
- E Revised in line with client comments
- F Revised in line with LCC Planners comments
- G Door added to storage area
- H Drive, front and rear garden layouts amended; notes changed to front and rear garden regarding hard standing and landscaping; existing chimney to be retained
- I Notes added
- J Revised for retrospective planning application
- K Shed position revised
- L concrete drive changes to black paving; notes to rear garden area updated
- M landscaping updated
- N Linear drain and soakaway shown to drive / back of footpath

4/11/12	Cja ARCHITECTURE & DESIGN architecture	Client Mr Raja	Project Name Proposed Extension
6/11/12			
11/11/12	Site address 6 Roper Avenue	Title Site Plans	
20/11/12			
25/11/12	Our Drawing Reference 1254 (PL) 002	Revision N	Size A3
14/01/13			
01/02/13	Scale 1:200 @ A3	Date OCT 2012	By CJA
04/03/13			
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NORTH AND EAST PLANS PANEL

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SCALE : 1/1500

