



Report of the Chief Planning Officer

PLANS PANEL NORTH & EAST

Date: 8 January 2015

Subject: APPLICATION 14/03383/FU – Application for a part two storey part single storey rear extension at 16 Valley Terrace, Leeds, LS17 8NZ

APPLICANT

Mrs C Wood

DATE VALID

16 June 2014

TARGET DATE

29 August 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: If Members are minded to refuse planning permission then the following reason is suggested:

1.0 SUMMARY:

1.1 This application was considered at the North & East Plans Panel meeting of 27th November 2014 where Members resolved not to accept the officer recommendation that planning permission be granted subject to conditions and instead resolved that planning permission should be refused subject to a report coming back to the next Panel setting out reasons for refusal based on harm to the residential amenity of the adjoining neighbours by reason of massing and overshadowing. A Members site visit also took place at the last meeting.

1.2 The following reason for refusal with regard to the impact residential amenity is suggested for Members consideration:

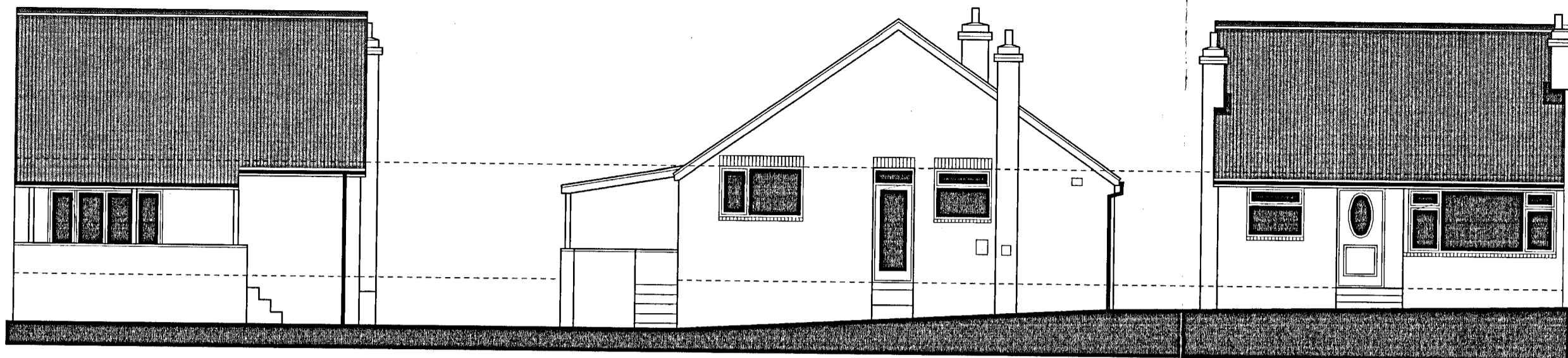
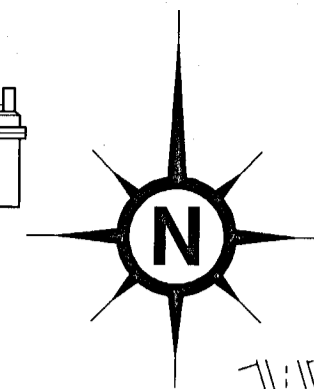
- (1) The proposed development by reasons of its overall mass, extent of projection and proximity to the common boundary with No.14 Valley Terrace will result in a dominant and overbearing form of development that would overshadow the adjoining property causing harm to the amenities of the residents of that property. Therefore the proposal is contrary to Core Strategy (2014) Policy P10,

Leeds Unitary Development Plan (Review 2006) saved Policies GP5 and BD6, and Policy HDG2 of the Leeds Householder Design Guide (2012) and the guidance within the National Planning Policy Framework (2012).

Background Papers:

Planning application file

Certificate of Ownership (Cert A) signed by the agent for the applicant: 6 June 2014.



EXISTING REAR ELEVATION

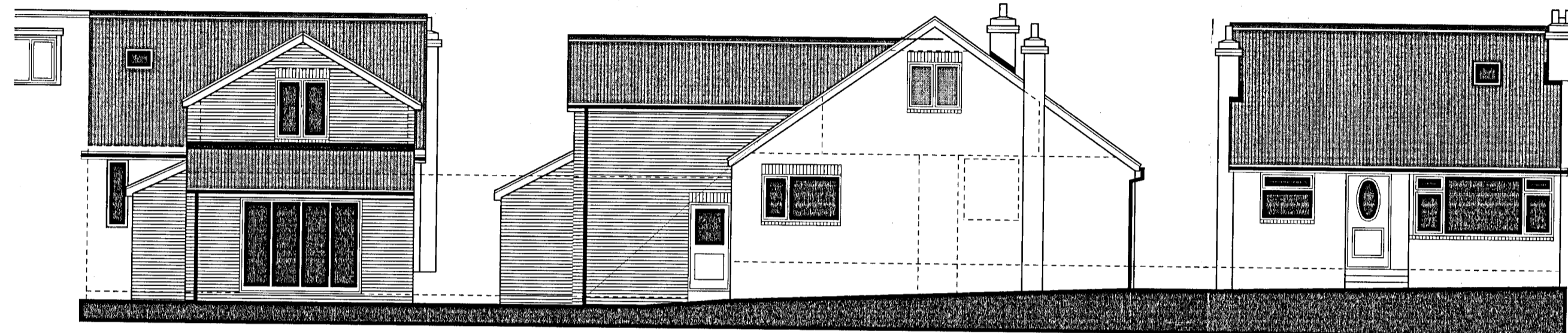
EXISTING SIDE ELEVATION

EXISTING FRONT ELEVATION



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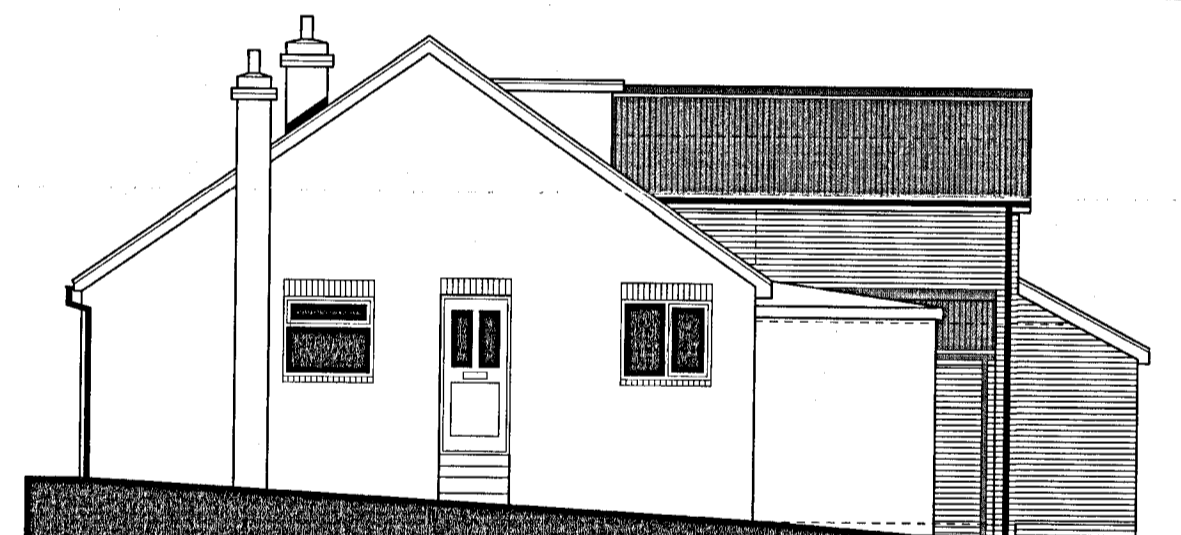
LOCATION PLAN 1 : 1250



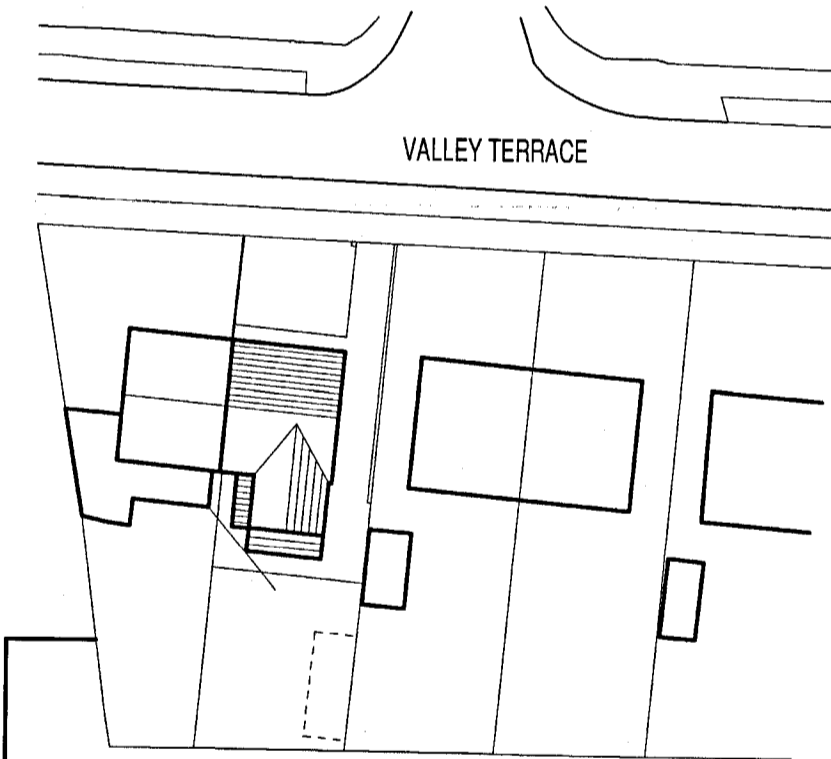
PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATION

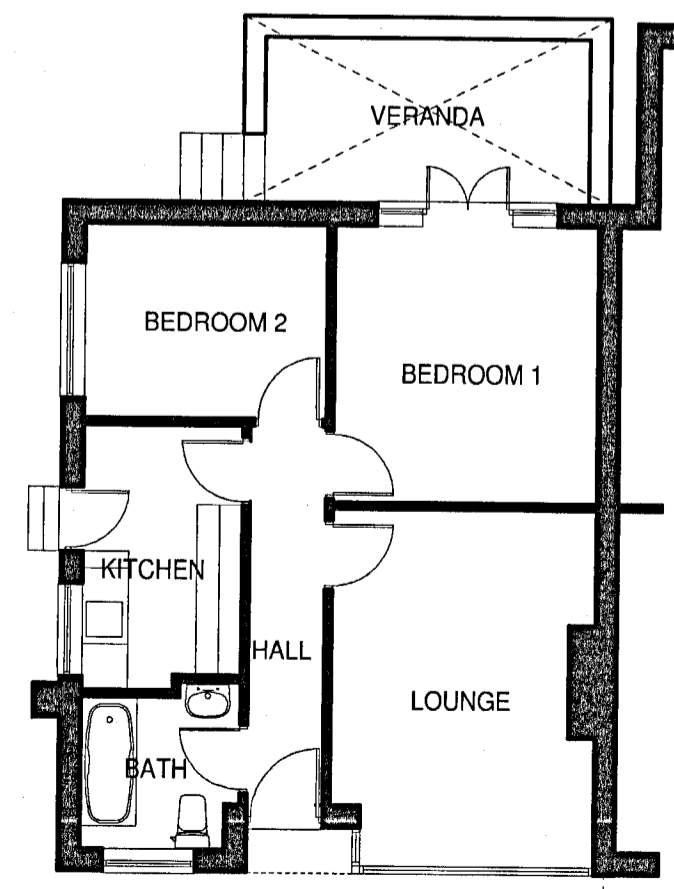
PROPOSED FRONT ELEVATION



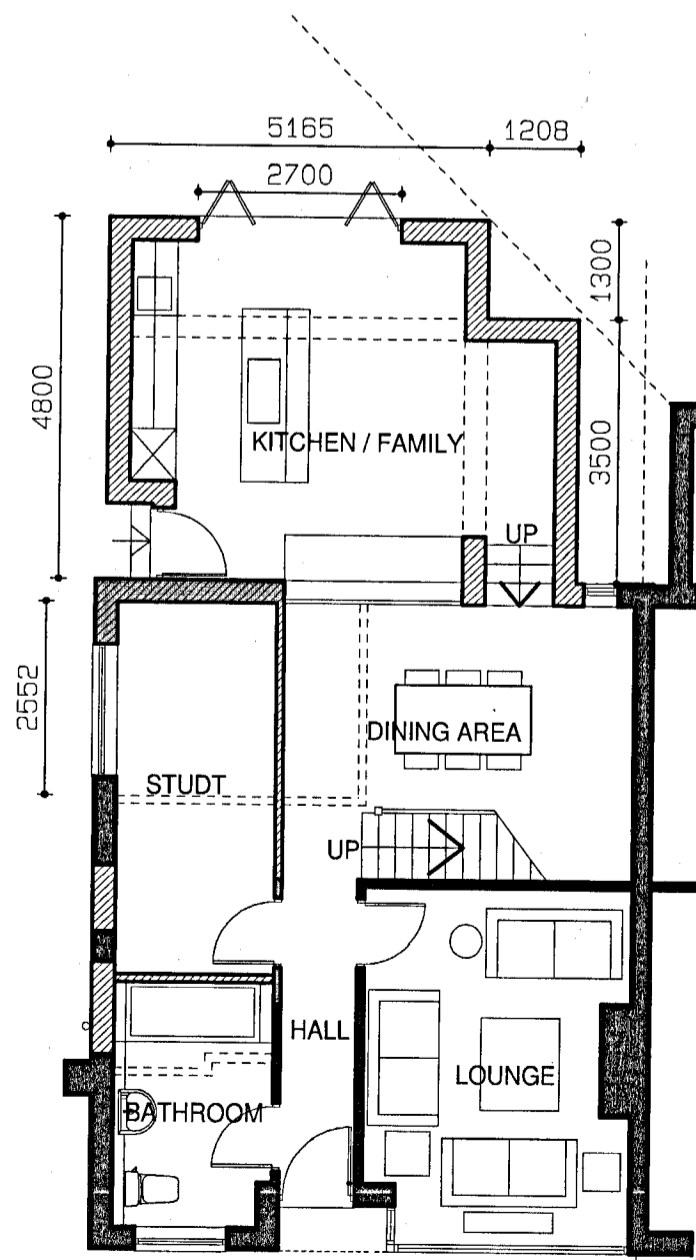
PROPOSED SIDE ELEVATION



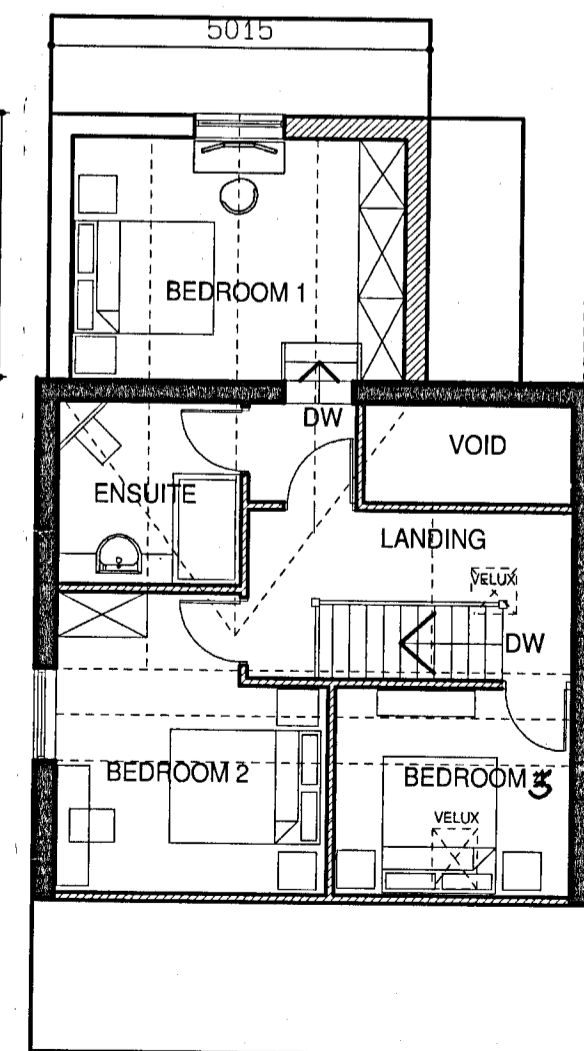
SITE PLAN 1 : 500



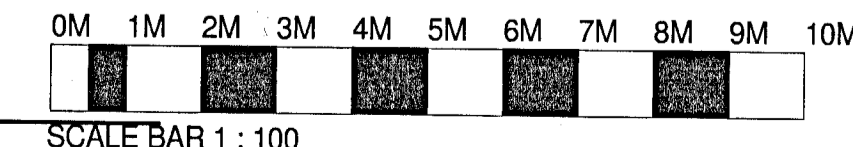
EXISTING FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

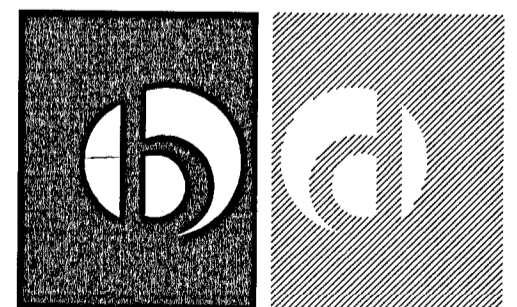


PROPOSED FIRST FLOOR PLAN



SCALE BAR 1 : 100

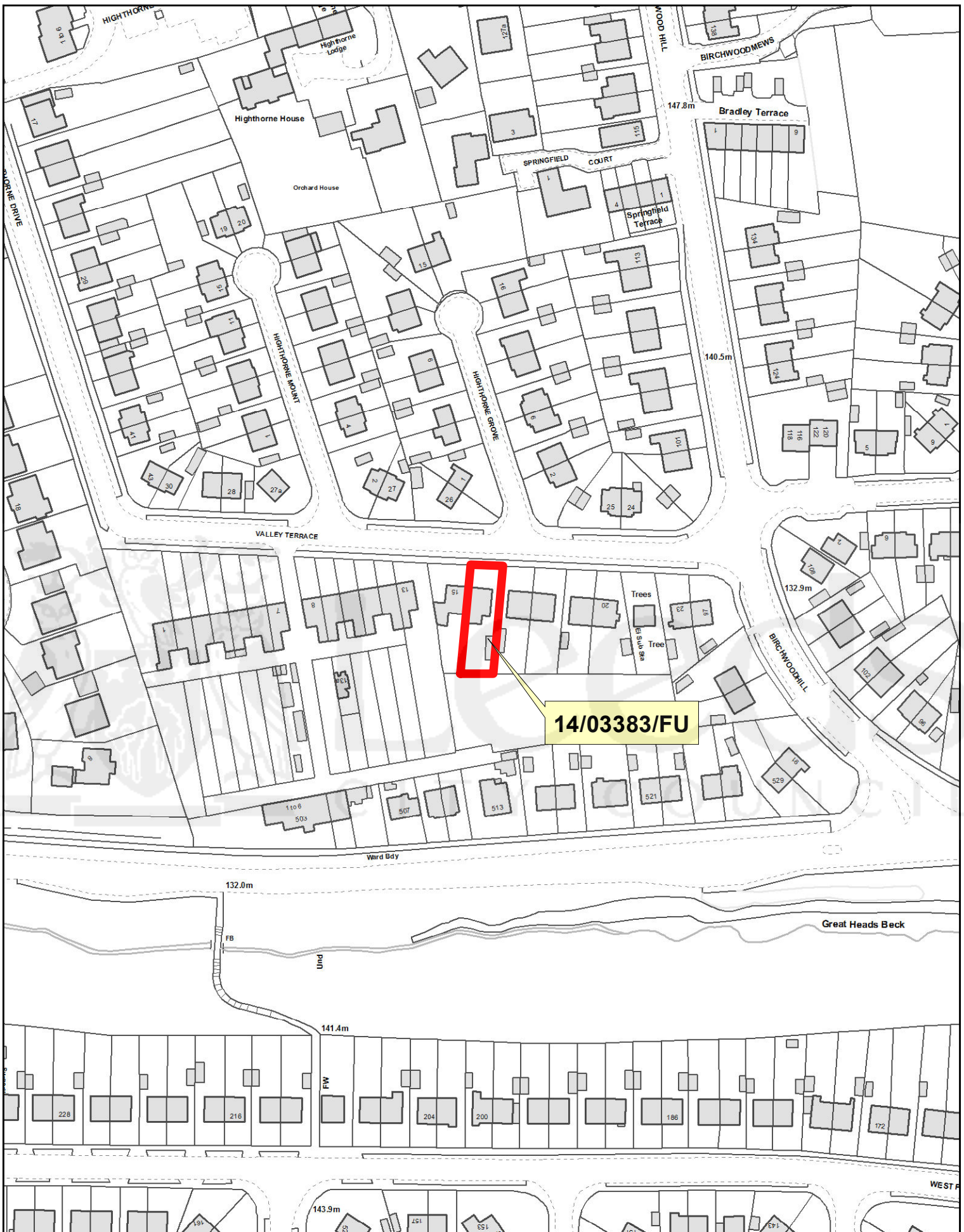
CLIENT	MRS C M WOOD
DRAWING TITLE	PLANNING DRAWING
PROJECT:	PROPOSED REAR 2 STOREY EXTENSION & LOFT CONVERSION 16 VALLEY TERRACE LEEDS
DRAWING No	014 / 050 / 1E
DRAWING DATE	SEPT 2014
DRAWN BY	IKB
SCALE	1:100 @A2



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LEEDS CITY COUNCIL
24 OCT 2014
REVISED



NORTH AND EAST PLANS PANEL

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SCALE : 1/1500

