



## Report of the Chief Planning Officer

### NORTH AND EAST PLANS PANEL

Date: 8<sup>th</sup> January 2015

Subject: 14/05078/FU– Demolition of existing cottage and erection of new dwelling with detached garage, The Old Forge Cottage, Leeds, LS17 9JU

APPLICANT	DATE VALID	TARGET DATE
Mr and Mrs S Reynolds	27 <sup>th</sup> August 2014	22 <sup>nd</sup> October 2014

<p><b>Electoral Wards Affected:</b></p> <p>Harewood</p> <p><input type="checkbox"/> Yes Ward Members consulted (referred to in report)</p>	<p><b>Specific Implications For:</b></p> <p>Equality and Diversity <input type="checkbox"/></p> <p>Community Cohesion <input type="checkbox"/></p> <p>Narrowing the Gap <input type="checkbox"/></p>
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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 for a replacement dwelling within the Green Belt was considered at the North & East Plans Panel meeting of 27 November 2014; a site visit also took place. Members raised concerns about the size of the replacement dwelling and that it is in breach of the council's Green Belt planning policies. In answer to Members questions the applicant's representative set out that the applicant would be willing to revise the proposal to reduce it in size so that it is consistent with Green Belt planning policy. However, since Panel the applicant has stated that they do not intend to do that and they wish to pursue the scheme as originally presented to Panel. In light of that and the discussion that took place at last Panel a reason for refusal is set out below for Members to consider:

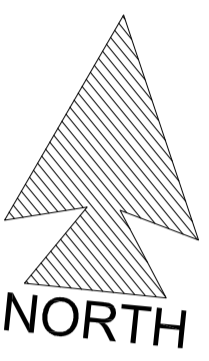
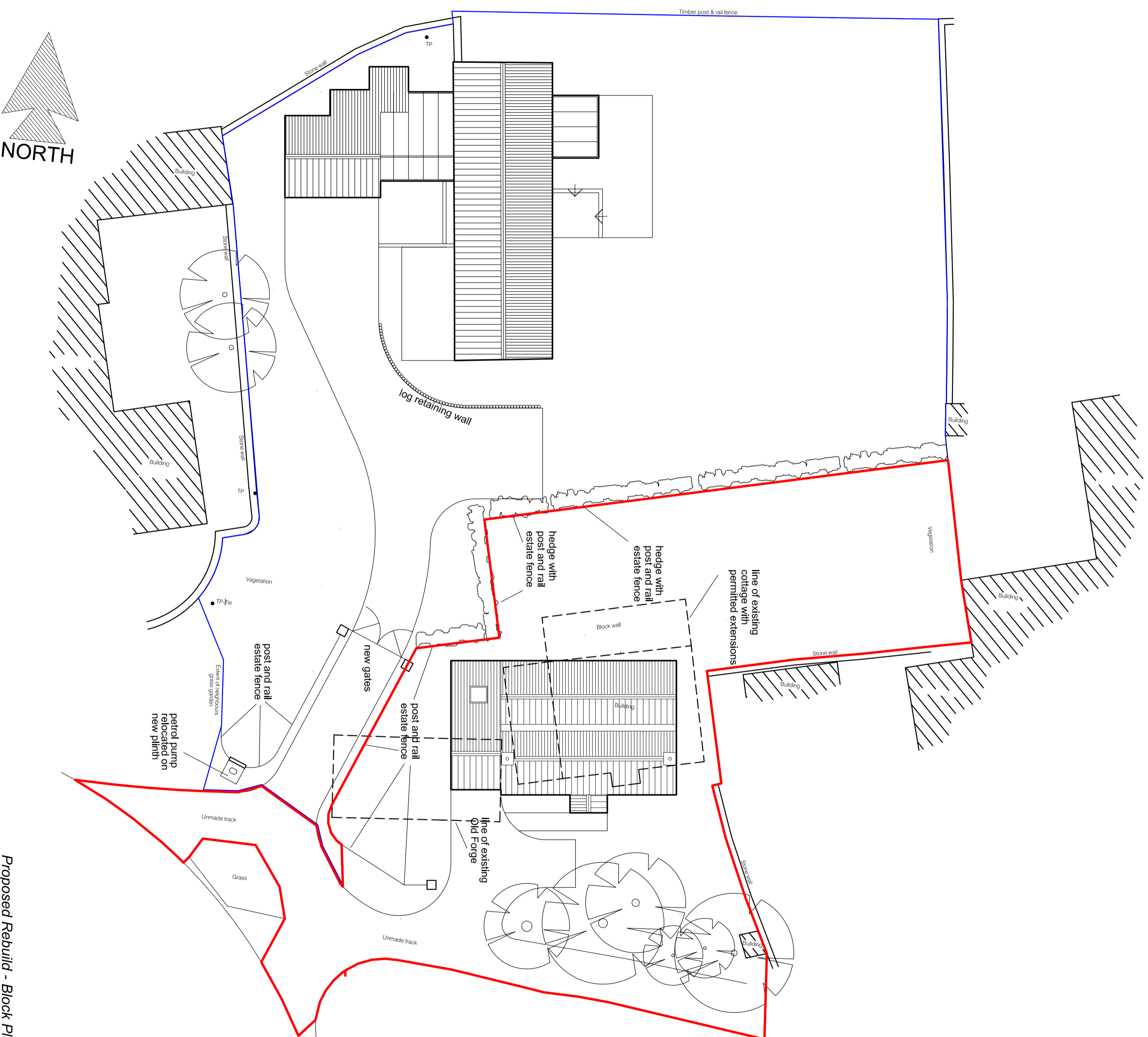
The Local Planning Authority considers that the proposed replacement dwelling is inappropriate development within the Green Belt as it is materially larger than the building it replaces. It thus falls outside the list of exceptions to the restrictive approach to development within the Green Belt detailed in local and

national planning policy. Inappropriate development is, by definition, harmful to the Green Belt, and as the very special circumstances forwarded with the application are not considered to outweigh the identified harm, the proposal is considered contrary to the aims and intentions of saved policy N33 and guidance contained within section 9 of the National Planning Policy Framework.

**Background Papers:**

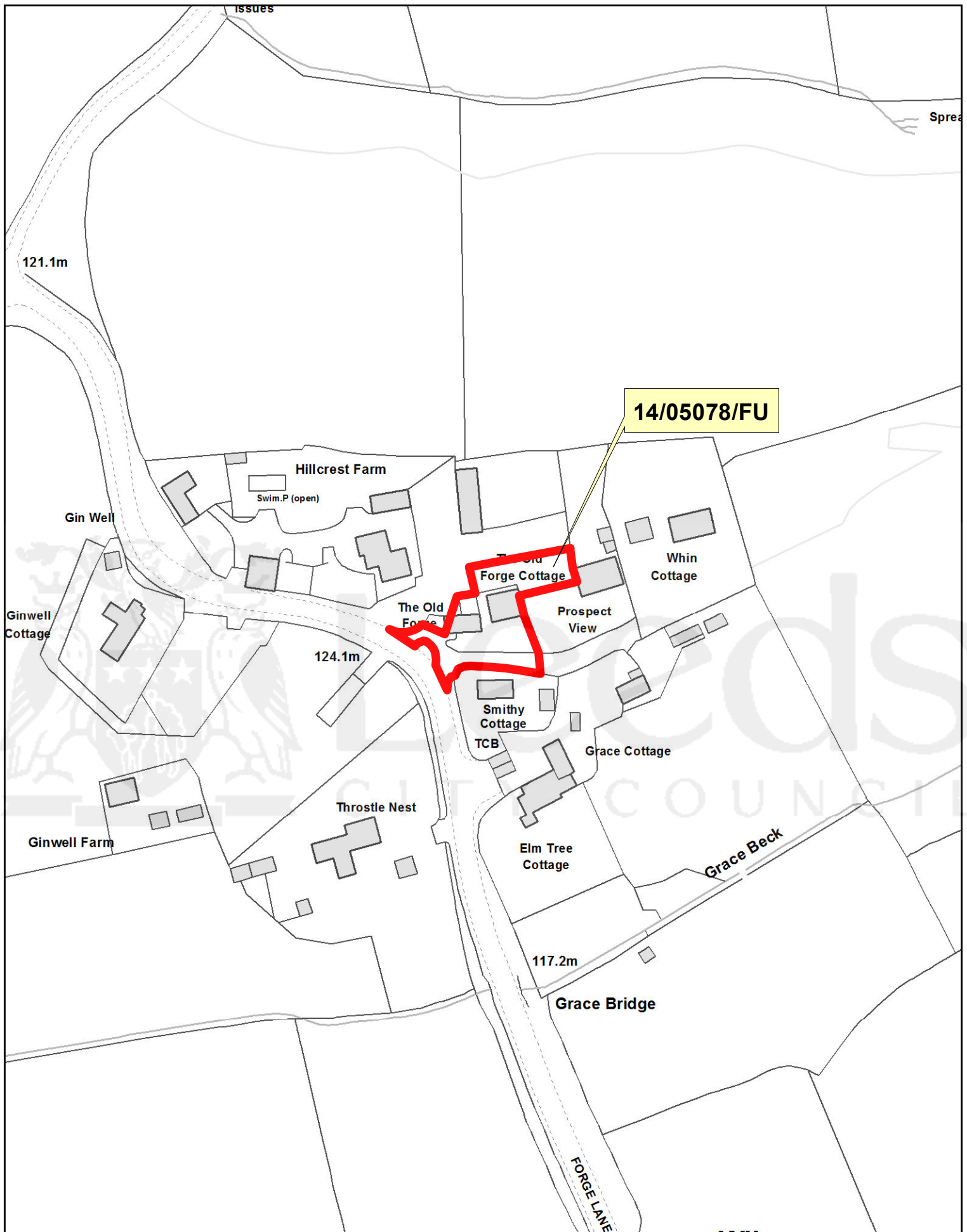
Application file: 14/05078/FU

Certificate of ownership: Certificate A signed by the agent



Mr and Mrs Reynolds  
Forge Cottage, Forge Lane Wilke  
Proposed Rebuild - Block Plan scales 1:200 19-08-2014 dwg. no. 2433-05-02

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# NORTH AND EAST PLANS PANEL

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SCALE : 1/1500

