



## Report of the Chief Planning Officer

### NORTH AND EAST PLANS PANEL

Date: 8 January 2015

Subject: 14/02769/FU – Retrospective application for amendments to workshop at No.24 Wetherby Road, Roundhay, Leeds, LS8 2QD

**APPLICANT**  
Mr Carroll

**DATE VALID**  
9 May 2014

**TARGET DATE**  
4 July 2014

**Electoral Wards Affected:** Roundhay

Yes Ward Members consulted

**Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

**RECOMMENDATION: If Members are minded to refuse planning permission then the following reasons are suggested:**

#### 1.0 SUMMARY:

1.1 This application was considered at the North & East Plans Panel meeting of 27<sup>th</sup> 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 conservation area and to residential amenity. A Members site visit also took place at the last meeting.

1.2 The following reasons for refusal are suggested for Members consideration:

- (1) The Local Planning Authority considers that the proposed development is unacceptable as it would result in an outbuilding of a size that would not be in keeping with the established character and appearance of the Conservation Area by reason of a combination of its extent and height. Therefore the proposal is contrary to Core Strategy (2014) Policies P10 and P11, saved Leeds Unitary Development Plan (Review 2006) GP5, BD6, N19 and with Policy HDG1 of the Leeds Householder Design Guide (2012) and with advice contained within the

Roundhay Conservation Area Appraisal (2004) and guidance contained within the National Planning Policy Framework (2012).

- (2) The proposed development by reasons of a combination of its overall mass, extent of projection and proximity to No.26 Wetherby Road will result in a dominant and overbearing form of development that would overshadowing 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).

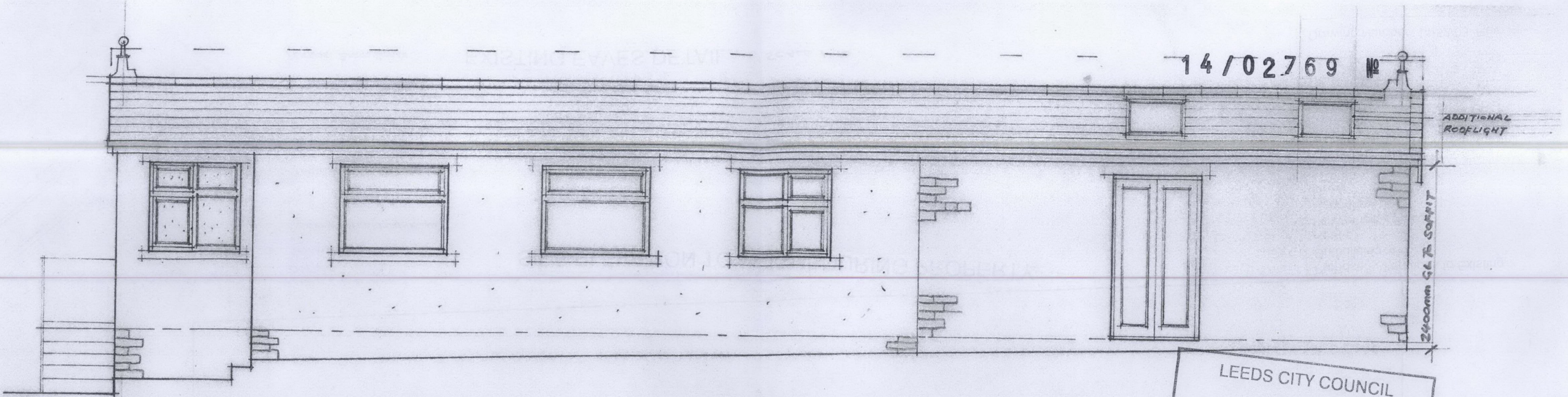
**Background Papers:**

30/120/02/FU

Certificate of Ownership: signed as applicant



14/02769

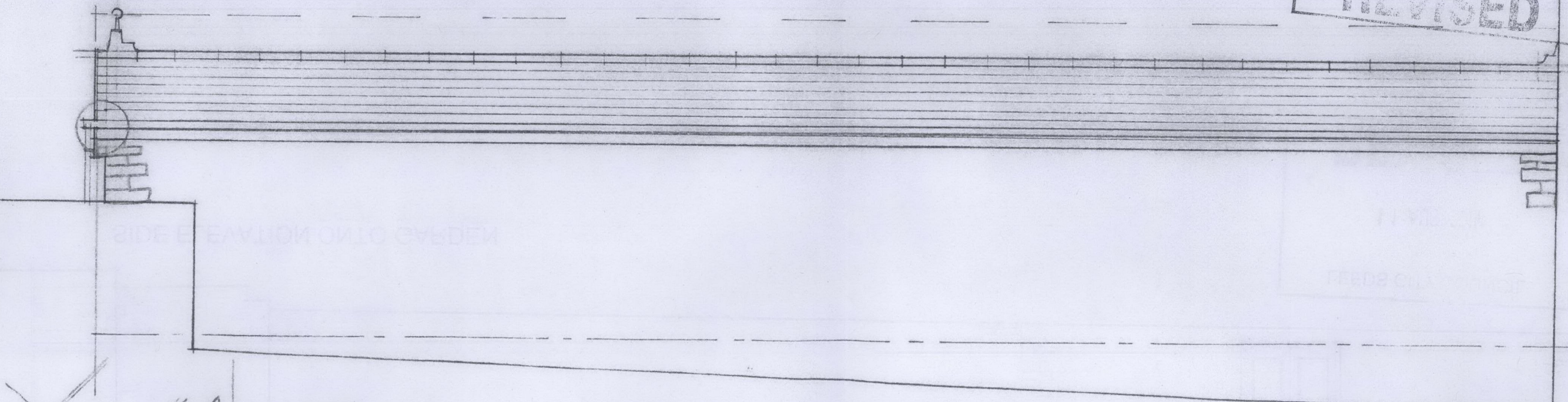


ADDITIONAL ROOFLIGHT

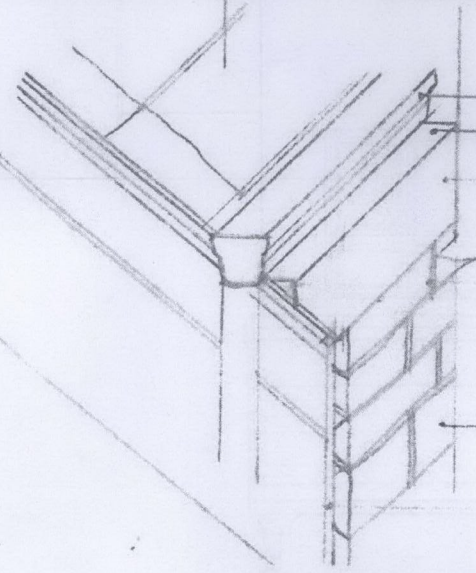
2400mm to soffit

SIDE ELEVATION ONTO GARDEN

LEEDS CITY COUNCIL  
 11 AUG 2014  
**REVISED**



SIDE ELEVATION TO NEIGHBOURING PROPERTY



- CUTTER
- 50MM WIDE LEAD SHELF
- 150MM, 6MM THICK FASCIA, PAINTED BLACK
- 2<sup>N</sup> ADDITIONAL COURSES OF NATURAL STONE
- EXISTING COURSED NATURAL STONE
- FEATURE BARGE BOARD

PROPOSED EAVES DETAIL SCALE 1:10

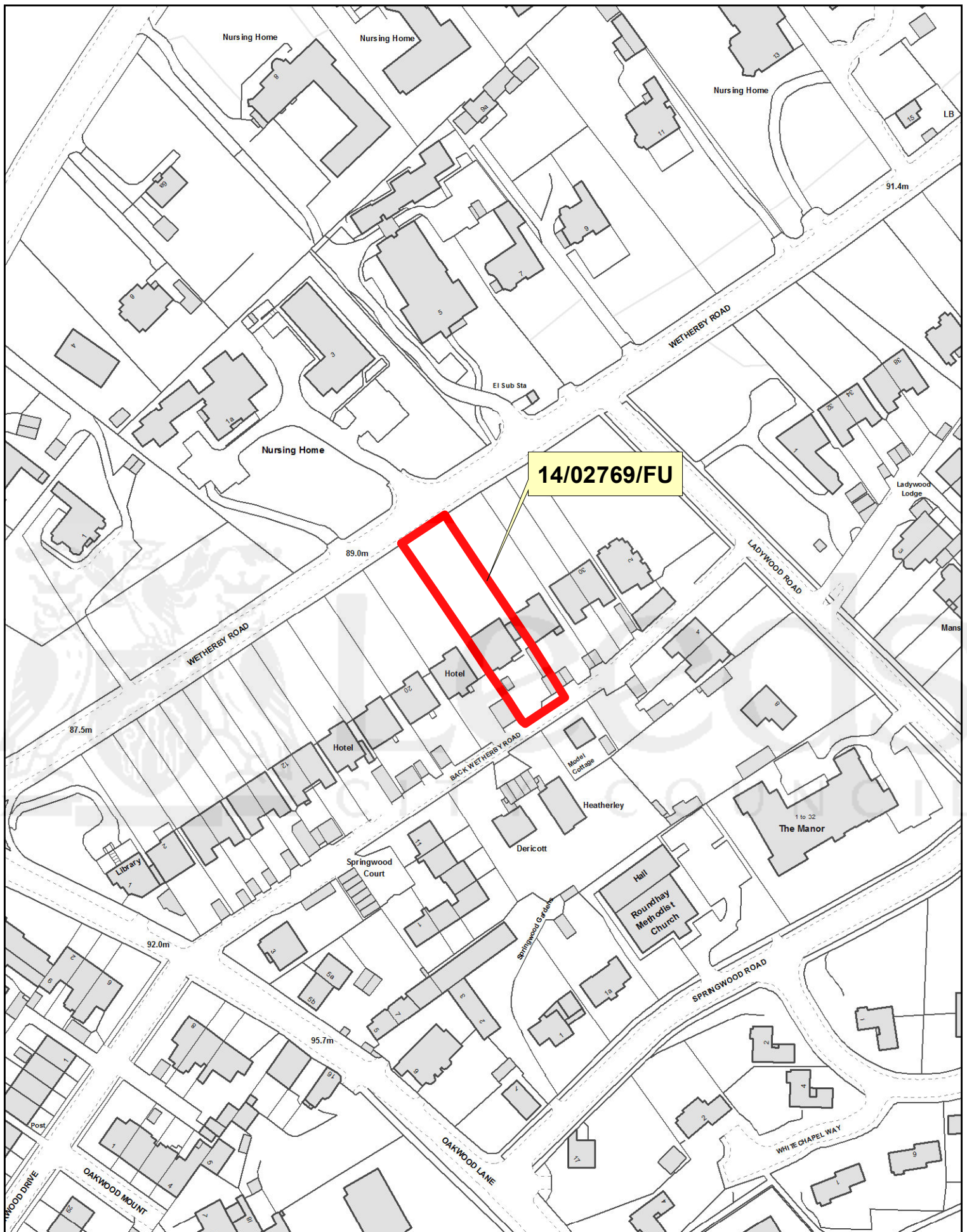
Proposed Alterations to Existing  
 Outbuilding at  
 Rear of  
 24 Wetherby Road  
 Roundhay  
 Leeds

Proposed Side Elevations and Detail

Scale: 1 : 50 1:10  
 Date: April '14

Drawing Number: 14/52/04 Rev: A





# NORTH AND EAST PLANS PANEL

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SCALE : 1/1500

