



## Report of the Chief Planning Officer

### NORTH & EAST PLANS PANEL

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

**Subject: APPLICATION 14/05152/FU – Retrospective application for amendments to previously approved application 13/00563/FU ( single storey front, side and rear extension) –alterations to eaves height, amendments to windows and doors, amendments to internal layout to include attic rooms, new solid roof to form porch canopy to front and new outbuilding to rear of 6 Roper Avenue LS8.**

#### APPLICANT

Mr Sajjad Raja

#### DATE VALID

8<sup>th</sup> September 2014

#### TARGET DATE

3<sup>rd</sup> 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: If Members are minded to refuse planning permission then the following reason for refusal is suggested:**

### 1.0 SUMMARY

- 1.1 This application was considered at the North & East Plans Panel of 27<sup>th</sup> November 2014. Members expressed concern at the scheme in relation to its design, height and extent of its footprint which cause harm to the streetscene. The Panel resolved not to accept the officer recommendation that planning permission be granted.
- 1.2 Members are invited to therefore consider the following suggested reason for refusal:

The Local Planning Authority considers that the extension of this dwelling, by reason of its inappropriate design, increased height which together with the extent of its footprint would cause harm to the streetscene. The proposal is therefore contrary to the adopted Core Strategy Policy P10, saved Policy BD6 of the Leeds Unitary Development Plan Review Policy HDG1 of the Householder Design Guide, and the guidance set out at sections 7 and 12 of the National Planning Policy Framework.

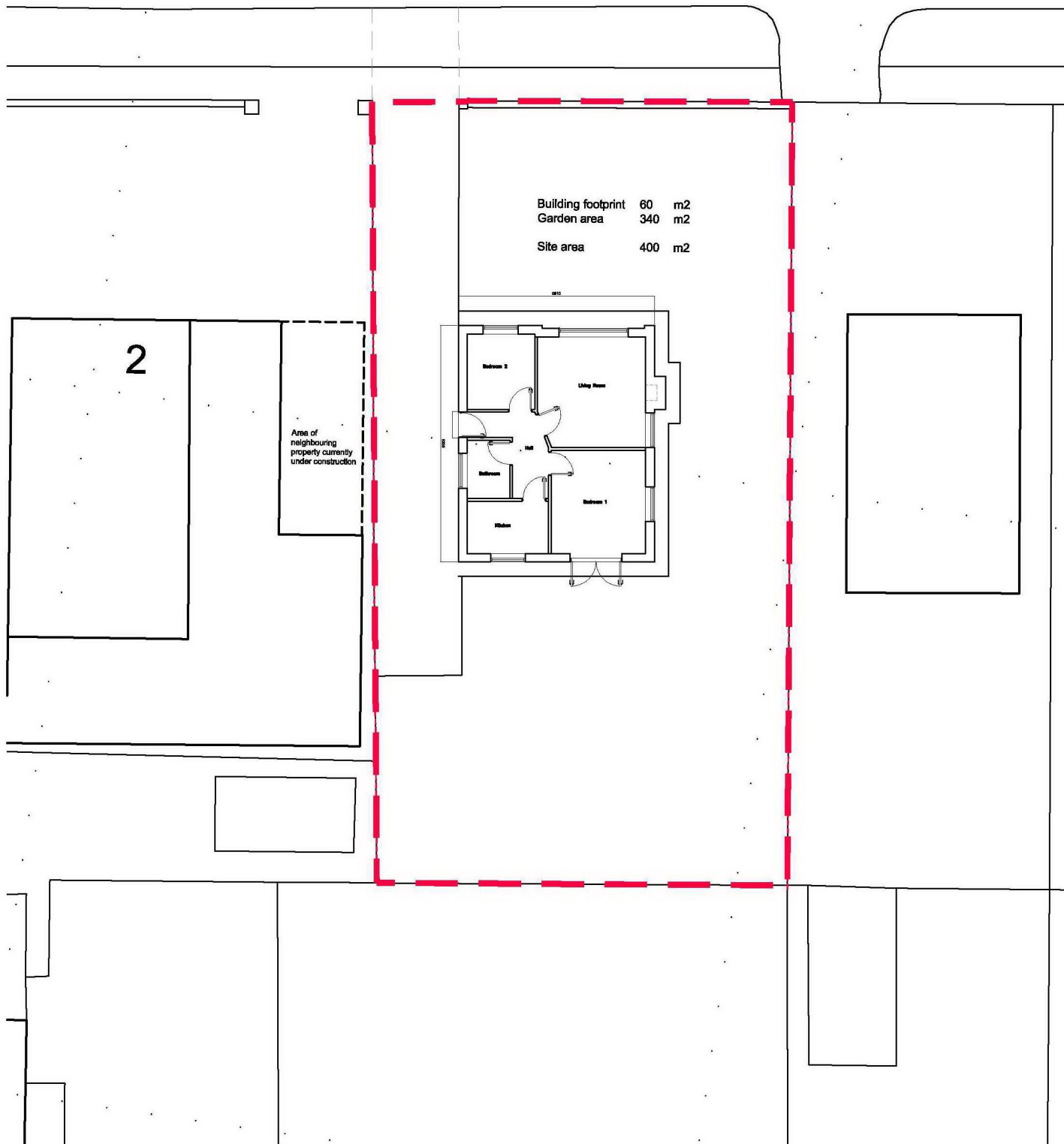
- 1.3 Subsequent to the last Plans Panel the applicant has submitted revised plans in an attempt to address the concerns raised at the November Plans Panel. The proposed changes are summarised as follows:
- (1) Front bay window – it is proposed to change the roof tiles to ones with a flat profile. This means that the heavy looking ridge tiles that currently are used to turn the corner on the hips of the bay window roof can be replaced with tiles that seamlessly turn the corner. This will give the roof to the bay window a more lightweight and refined appearance.
  - (2) Front Porch - the roof canopy to the front porch is to be removed and the existing roof slope to be extended and continued forwards to form an overhang. The supports to this overhang are to be set in from the edge of the roof and decorative metal brackets are to be used to join the roof with the supports.
  - (3) Garden Wall - the height of the garden wall to the end of the side access to be reduced in height by 1 block course together with the side boundary wall.
- 1.4 If Members consider that these revisions overcome the concerns raised at the last Plans Panel, and are minded to approve the proposal as recently revised, the following conditions are recommended:
- (1) Approved plans
  - (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
  - (7) Dropped kerb to be provided

**Background Papers:**

Application file 14/05152/FU

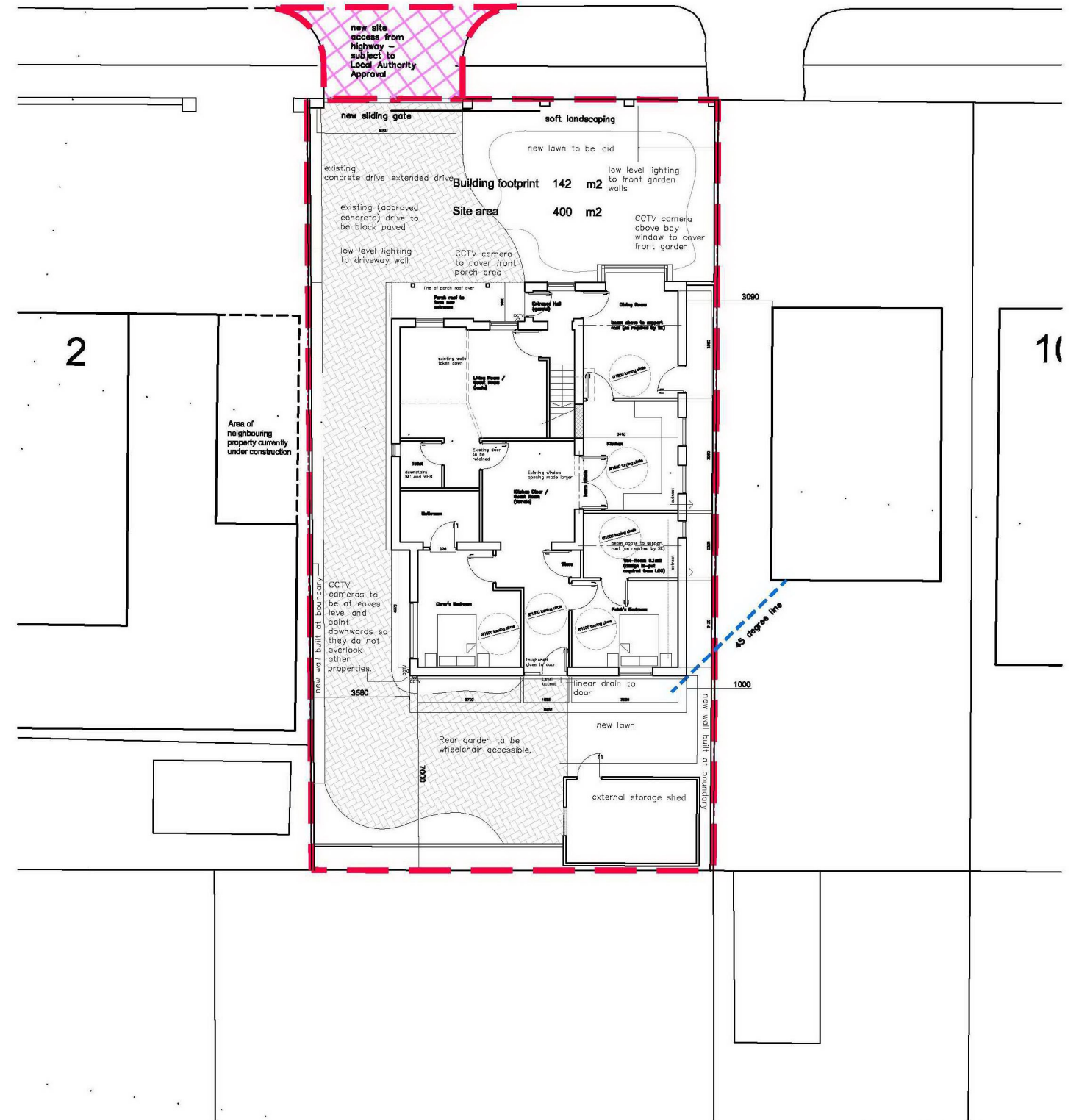
Certificate of ownership: As applicant

# 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  
6/11/12  
11/11/12  
20/11/12  
25/11/12  
14/01/13  
01/02/13  
04/03/13  
05/05/13  
28/09/14  
08/09/14  
07/11/14  
11/11/14  
12/11/14

**Cja ARCHITECTURE & DESIGN**  
architecture

Client  
**Mr Raja**

Project Name  
**Proposed Extension**

Site address  
**6 Roper Avenue  
LS8 1LG**

Title  
**Site Plans**

Our Drawing Reference  
**1254 (PL) 002**

Revision  
**N**

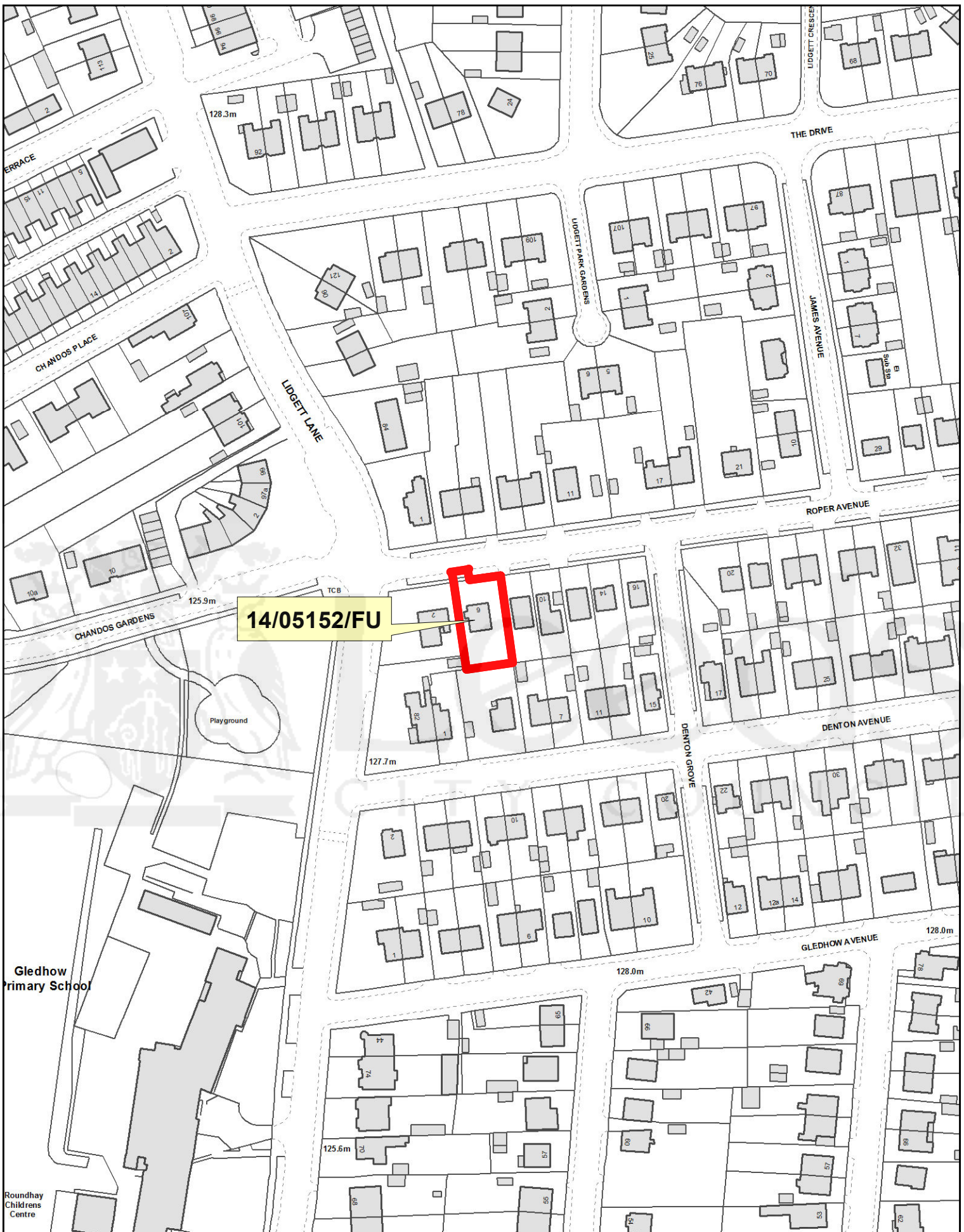
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Date  
**OCT 2012**

By  
**CJA**

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# NORTH AND EAST PLANS PANEL

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SCALE : 1/1500

