



Report of the Chief Planning Officer

SOUTH AND WEST PANEL

Date: 19th February

Subject: Application number 14/06921/FU, 4 The Fairway, Stanningley, Pudsey, LS28 7RE– Full application for two storey and single storey extensions to front, side and rear; dormer window to rear.

APPLICANT

Mr D Talib

DATE VALID

27th November 2014

TARGET DATE

22nd January 2015

Electoral Wards Affected:

Calverley & Farsley

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: The Local Planning Authority consider that the proposed extensions, by virtue of their overall height, size and scale represent an incongruous and disproportionate addition to the dwelling which would appear overly dominant, which would also significantly unbalance the symmetrical with the adjoining property, causing harm to the character and visual appearance of the wider street scene contrary to policy P10 of the Core Strategy, retained UDP policies GP5 and BD6 along with HDG1 and HGD2 of the House Holder Design Guide.

1.0 INTRODUCTION

- 1.1 This application refers to a two storey side extension, single storey front and rear extensions along with a dormer to the rear roof plane. The application has been submitted to create additional space for a disabled occupant.
- 1.2 A full planning application for the proposed extensions was submitted on 27th November 2014. The 8 week expiry date was 22nd January 2015 but an extension of time has been agreed to 26th February.
- 1.3 Members are asked to note the content of this report and accept the officer's recommendation of refusal.

1.4 The application has been brought to panel at the request of Councillor Carter to consider the family needs and the planning / design impacts of the large extension.

2.0 PROPOSAL:

2.1 The application is for a two storey side extension to the eastern elevation which includes alterations to form a hip to gable along with a single storey rear extension which creates two ground floor bedrooms, an en-suite and a larger dining area. The side and rear extension form a wrap-around extension to the east and south of the property. The proposed side extension projects 3.8m to the east of the host, flush with the existing front elevation, with the single storey rear extension projecting 3.0m tight up to the adjoining boundary. A dormer is to be constructed to the rear roof plane, extending above the proposed two storey side extension, creating two large first floor bedrooms.

2.2 The existing property has a gross internal floor area of approximately 65.21m² with a relatively small footprint set over one storey.

Existing Property (gross internal floor area)

Lounge	3.5 x 5.5	19.25m ²
Kitchen	3.0 x 2.7	8.1m ²
Bathroom	1.6 x 1.7	2.72m ²
W.C.	1.2 x 0.8	0.96m ²
Bedroom 1	3.0 x 3.0	9.0m ²
Bedroom 2	3.5 x 4.0	14.0m ²
Hallway	1.2 x 4.5	5.4m ²
Porch	1.7 x 3.4	5.78m ²

Total = 65.21m²

2.3 The proposed scheme features a gross internal floor area of approximately 196.34m² set over 2 stories, which represents an increase of 131.13m², (3.01 times the original floor area)

Proposed Property (gross internal floor area)

Lounge	3.5 x 5.5	19.25m ²
Kitchen/Dining	6.7 x 6.5	43.55m ²
Bedroom 1	3.5 x 4.25	14.87m ²
En-suite	2.2 x 3.5	7.7m ²
Bathroom	3.1 x 1.7	5.27m ²
Bedroom 2	4.4 x 4.1	18.04m ²
Front Extension	3.0 x 1.6	4.8m ²
Hallway	2.2 x 0.9, 1.2 x 5.1, 1.2 x 2.3	10.86m ²
Bedroom 3	4.4 x 8.0	35.2m ²
Bedroom 4	4.6 x 8.0	36.8m ²

Total = 196.34m²

3.0 SITE AND SURROUNDINGS:

- 3.1 The host property is a brick built semi-detached bungalow with a hipped roof finished in concrete tiles. The property occupies a corner plot to The Fairway and is accessed by an existing driveway from the highway to the front. The property features a large garden area with a lawn to the front and rear with a detached garage to the east.
- 3.2 The adjoining bungalow (No.4 The Fairway) is similar in design, scale, character and appearance to that of the host. The area is wholly residential with a mixture of bungalows and two storey semi-detached dwellings.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 14/04211/FU – Withdrawn, Two storey and single storey extensions to front, side and rear; dormer window to rear

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 Discussions have been ongoing with the applicant's agent and officers since submission of the planning application.
- 5.2 A previous application (14/04211/FU) was withdrawn on the advice of the case officer that it would not be supported due to its excessive size and scale. The case officer advised the principle of extending the property was acceptable however the two storey side element and large first floor bedrooms were considered an over development of the property and of a poor design.

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 The application was advertised by site notice posted on site on the 05.12.2014 along with neighbor notification letters posted 28.11.2014.
- 6.2 No objections have been received in relation to the proposed scheme.
- 6.3 Councillor Carter has requested the application be brought to plans panel to assess the proposed extension along with the needs of the family and disabled occupant.

7.0 PLANNING POLICIES:

The Development Plan

- 7.1 As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004 this application has to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The development plan currently comprises the adopted Local Development Framework Core Strategy (2014), those policies saved from the Leeds Unitary Development Plan (Review 2006) (UDP) and the Natural Resources and Waste Local Plan. Relevant supplementary planning guidance and documents and any guidance contained in the emerging Local Development Framework (LDF) represent material considerations.
- 7.2 The Local Development Framework **Core Strategy** was adopted by the Council on 12th November 2014. The following policies contained within the Core Strategy are considered to be of relevance to this development proposal:

- P10** Design
T2 Accessibility Requirements and New Development

The most relevant saved policies from the **Leeds Unitary Development Plan** are outlined below.

- GP5** Development control considerations including impact on amenity.
BD6 All alterations and extensions should respect the scale, form, detailing and materials of the original building.

Supplementary Planning Guidance / Documents:

7.3 **Leeds City Council Householder Design Guide**

This guide provides help for people who wish to extend or alter their property. It aims to give advice on how to design sympathetic, high quality extensions which respect their surroundings. This guide helps to put into practice the policies from the Leeds Unitary Development Plan which seeks to protect and enhance the residential environment throughout the city.

The document is used as a working document for development management purposes and is adopted as a Supplementary Planning Document within the within the Leeds Local Development Framework by the City Council.

Policies:

HDG1 All alterations and extensions should respect the scale, form, proportions, character and appearance of the main dwelling and the locality/ Particular attention should be paid to:

The roof form and roof line; Window detail;

- i) Architectural features;
- ii) Boundary treatments and
- iii) Materials;

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.

National Guidance - National Planning Policy Framework

- 7.4 The National Planning Policy Framework (NPPF) came into force on 27th March 2012. The introduction of the NPPF has not changed the legal requirement that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

8.0 **MAIN ISSUES**

- Design
- Highways
- Residential amenity
- Representations

APPRAISAL

9.0 Design:

- 9.1 The proposed scheme involves extensively extending the host property with a two storey side extension, single storey front and rear and also the addition of a rear dormer. The case officer raised concerns with the size and scale of the proposed extension in relation to the host property. The proposals increase the gross internal floor area of the existing bungalow from **65.21m²** to **196.34m²** which represents an increase of approximately 300%. It is considered the combined scheme creates an extension which does not respect the size and scale of the existing dwelling, contrary to policy P10 of the Core Strategy and BD6 of the retained UDP.
- 9.2 The two storey side extension incorporates hip to gable alterations which create a large roof void with the addition of a dormer running the entire length of the rear roof plane. The gable extension is to be constructed above the proposed side extension and creates a large side gable matching the height of the existing ridge. The current scheme creates a new 1st floor which features two new bedrooms accessed by a staircase. Officers do not object to the large ground floor layout which would serve a wheelchair user. However, the new first floor bedrooms are considered of an excessive size, unnecessarily large; and no evidence has been received to suggest this is required to accommodate the disabled person's needs. It is considered therefore the combination of the new gable and matching roof height create an over dominant roof form of an excessive size and scale in relation to the host property. Guidance within the House Holder Design Guide, policy HDG1, states, *"The proportions of the extension must respect the proportions of the house and generally they should not exceed two thirds the width of the main house"*.
- 9.3 The incongruous size and scale of the development is considered to completely unbalance the symmetrical appearance with the adjoining bungalow which is similar in size, design and scale to the host.
- 9.4 Advice was given to the applicant/agent that the principle of extending the property was acceptable and the large ground floor (as shown) would be supported as additional accommodation is needed for the disabled occupant. The case officer suggested revisions to the scheme to create a hipped roof above the proposed side extension, set down from the existing ridge. This would create a subordinate addition with a hipped roof form to match the design of the existing dwelling and meet the requirements of policies GP6 and BD6 of the UDP, however this was rejected by the applicant.

10.0 Highways

- 10.1 The property features a large garden area with an existing driveway to the side. The proposals do erode the space to the side of the property however sufficient space will be retained to accommodate two vehicles. The proposals are not considered to adversely affect highway safety and are deemed acceptable in this regard.

11.0 Residential amenity

- 11.1 The existing bungalow is relatively small with a modest footprint. The proposals dramatically increase the size of the dwelling along with adding a first floor element and side gable. The impact of the proposed extensions upon neighbouring residential amenity needs to be considered along with the needs of the disabled occupant.

- 11.2 It is acknowledged the proposed ground floor extension(s) create a large wrap around to the side and rear of the property. As these are single storey in height it is not considered they have a significant detrimental impact upon neighbouring amenity in terms of over dominance or over shadowing due to the space retained around the dwelling and the large garden area.
- 11.3 The ground floor area, although large, creates additional space needed to accommodate a disabled occupant; their specific needs and is deemed necessary in this situation.
- 11.4 The new first floor and side gable, as proposed, are considered to detract from the character and appearance of the host and create a large incongruous addition which adversely affects the appearance of the wider street scene and thus has an adverse impact on visual amenity contrary to policies HGD1 and HDG2 of the House Holder Design Guide.

12.0 Letters of representations

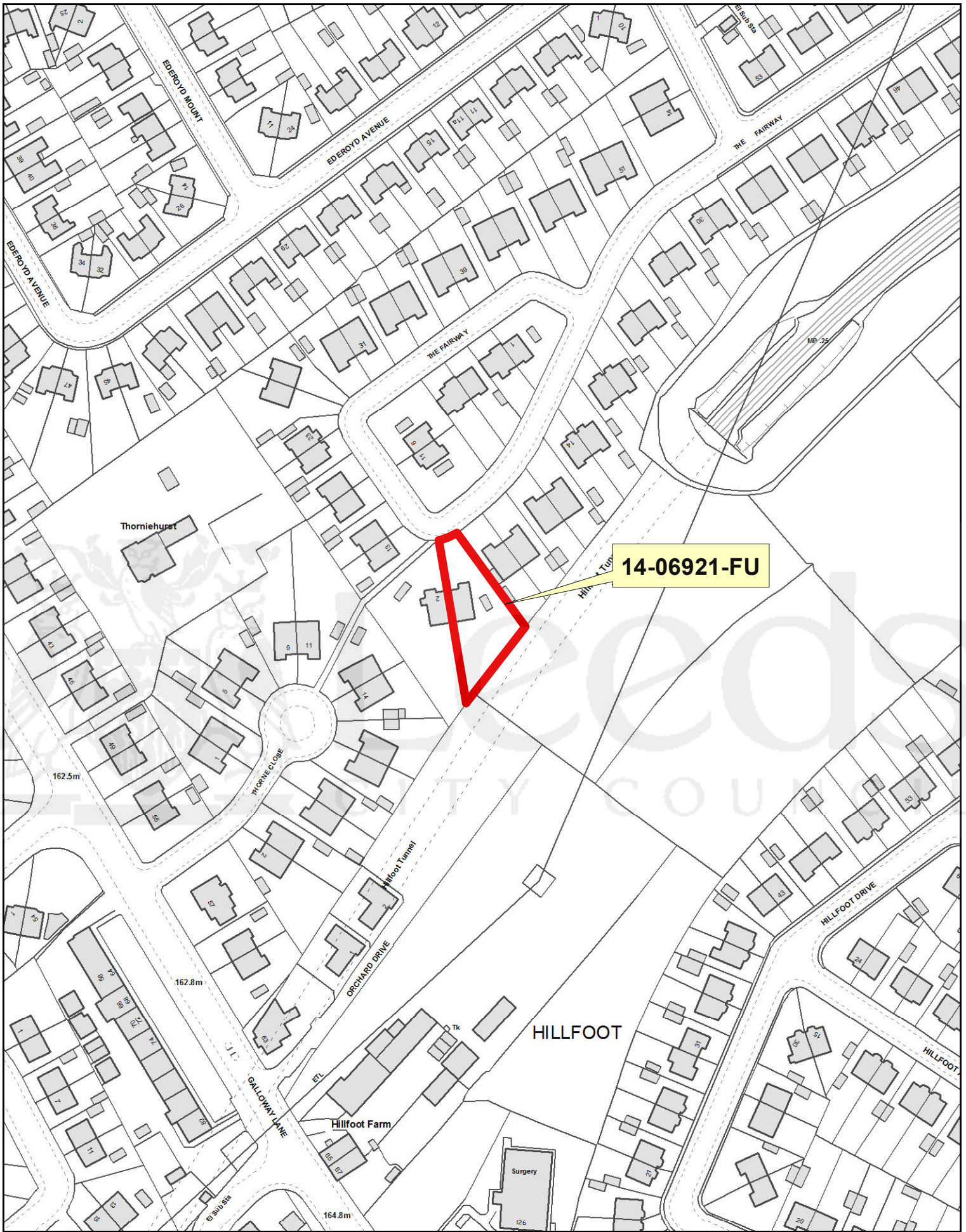
- 12.1 No objections have been received in relation to the proposals

13.0 CONCLUSION

- 13.1 The scheme as proposed is considered an over development of the existing dwelling. It is acknowledged that the scheme has been submitted to provide additional accommodation for a disabled occupant. Officers have no objection to the large ground floor layout which the disabled occupant requires; however officers object to the large additional first floor which is considered unnecessary. Officers have proposed a compromise which would reduce one of the first floor bedrooms, setting the roof down from the ridge, whilst retaining the majority of the proposed roof space and would achieve a more sympathetic, subordinate design, in relation to the host property, whilst allowing a larger and wider ground floor element. However the applicant wishes members to allow the original proposals which are not supported by officers and therefore councillors are asked to refuse the scheme.

14.0 Background Papers:

- 14.1 House Holder Design Guide, April 2012.



SOUTH AND WEST PLANS PANEL

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