
Report of the Chief Planning Officer

SOUTH & WEST PLANS PANEL

Date: 23rd April 2015

Subject: APPLICATION 14/05794/RM - Reserved Matters application for residential development of 24 dwellings, layout of access roads and associated works at Victoria Road, Headingley, LS6

APPLICANT

Chartford Homes And
Holbeck Land - Mr Paul
Wade

DATE VALID

1st October 2014

TARGET DATE

27th April 2015

Electoral Wards Affected:

Headingley
Hyde Park and Woodhouse

☐ Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity ☐

Community Cohesion ☐

Narrowing the Gap ☐

RECOMMENDATION:

GRANT PLANNING PERMISSION subject to the following conditions:

1. Plans to be approved;
2. Details of aftercare treatment if the development weren't to come forward;
3. Construction Method Statement including limiting hours of construction to 0800 to 1800 hours Monday to Friday and 0800 to 1300 on Saturdays with no works on Sundays or Bank Holidays;
4. Landscape Implementation and Management Plan for the proposed area of Public Open Space;
5. Use of the land to the front of the site as a temporary area of public open space (including an implementation and management plan).
6. Window and door detailing to be approved.
7. Houses to be built in accordance with the approved floorplans, no changes to room layout to provide additional bedroom accommodation without prior planning approval.
8. No bedrooms except for those shown on the approved plans to be created in the roofspace without prior planning permission.

9. Levels details for proposed houses to be agreed prior to commencement of development.

The above conditions are in addition to the section 106 obligation and those conditions which were attached to outline planning consent reference 13/000858/OT which relate to:

(S106 Agreement)

1. *5% affordable housing contribution (on site 100% sub market or an off-site contribution to go towards bringing vacant properties back into family use in the Headingley/Hyde Park area);*
2. *On-site greenspace provision and maintenance in accordance with Leeds UDP policy N2;*
3. *Off-site greenspace contribution for children's play equipment of £19,950.14;*
4. *Residential Metrocard Scheme A – Bus Only of £11,088.00;*
5. *Contribution towards improving and enhancing sports facilities in the locality of £26,777.00;*
6. *Local Employment Scheme.*

(Conditions)

1. *Outline approval relates to access only. All other matters reserved;*
2. *Reserved matters to be submitted within 3 years, Development to commence within 2 years of approval of last reserved matter;*
3. *Plans to be approved;*
4. *Reserved matters application to be submitted in accordance with the contents of the Victoria Road Design Statement;*
5. *Surface water drainage details to be approved;*
6. *Contaminated land conditions;*
7. *Details of hard and soft landscaping scheme and implementation;*
8. *Retention of existing stone wall to Victoria Road including any necessary works to make good;*
9. *Tree protection and replacement conditions;*
10. *Cycle and motorcycle parking details to be approved;*
11. *Completion of highways works;*
12. *Front boundary treatments limited to a maximum of 1m in height;*
13. *Construction method details to be approved;*
14. *Retail store opening hours and delivery hours;*
15. *Details of plant equipment for the retail store to be agreed;*
16. *Removal of permitted development rights for dwellings;*
17. *Restriction of internal footprint of retail building;*
18. *Samples of external walling and roofing materials to be agreed;*
19. *All dwellings to be in the C3 planning use class.*

1.0 INTRODUCTION:

- 1.1 The application is for the determination of reserved matters for appearance, layout, scale and the landscaping of the site. Outline planning consent for the principle of the development and means of access to the site was granted in September 2014 following a Plans Panel resolution at the South and West Plans Panel meeting on 4th September 2014.

- 1.2` This application is presented to Plans Panel at the request of Ward Councillor Neil Walshaw who has noted community concern in relation to the details of the proposal.

2.0 PROPOSAL:

- 2.1 The applicant seeks planning consent for the reserved matters of appearance, layout, scale and the landscaping of the site for a residential development of 24 dwellings. The application only relates to the housing element of the proposal granted outline planning permission under reference 13/00868/OT and does not include details of the retail element of the proposal which will be brought forward at a future time.
- 2.2 The proposed 24 dwellings will include a mix of 3 bedroom (12 in total) and 4 bedroom (12 total) terraced houses in six blocks of four. The blocks will be situated either side of a central street with the block in the south east corner of the site situated at a right angle to the other five blocks. The houses will be predominantly two storey in scale (with rooms in the roof space for 12 of the properties created) and constructed of red brick with tiled roofs.
- 2.3 All 24 houses will include private rear gardens with front gardens facing the street. Each property will include two off-street car parking spaces with bin and cycle storage also provided to the rear of each property. The site will include an area of public open space to the north west corner with some existing trees to be removed along the east and western boundaries.
- 2.4 The site will be served from Victoria Road to the north with the details relating to the access being agreed as part of the outline consent.
- 2.5 Following discussions with the Local Planning Authority the applicant has offered to landscape the front part of the site which will accommodate the retail element as an additional temporary area of public open space until this part of the development can be brought forward. This would be controlled by way of an appropriately worded planning condition attached to the any reserved matters consent.

3.0 SITE AND SURROUNDINGS:

- 3.1 The application site includes the swimming pool and sports hall building (recently demolished) and playing field of the former Leeds Girls High School site on the south side of Victoria Road. The site is rectangular in shape with an existing vehicular access from Victoria Road to the north. The site sits in a predominantly residential area with residential properties being situated to the east, west and south of the site. The predominant character of the south side of Victoria Road is one of rows of red brick Victorian Terraces.
- 3.2 The front part of the site, including the trees on the frontage, the stone boundary wall and the existing access, is included in the Headingley Hill, Hyde Park and Woodhouse Moor Conservation Area. The aforementioned trees also benefit from a Tree Preservation Order (TPO Reference 2012/25). To the north west of the site the building at 63 Victoria Road, a two storey brick and slate Georgian Villa, is Grade II listed. There is a significant level change from Victoria Road immediately into the site with a 3m fall within the first 11m of the site when accessed from the road. The playing fields within the site slope more gently from north to south.

4.0 RELEVANT PLANNING HISTORY:

4.1 Previous Applications:

08/04218/OT - Outline application for residential use (Withdrawn 2009).

12/02491/OT - Outline application for residential development and retail store (Withdrawn 2012)

Application 12/02491/OT was withdrawn in November 2012 prior to being presented to Plans Panel. The application had been recommended for refusal by officers on grounds that the proposed retail store building would harm the character and appearance of the conservation area and the setting of the neighbouring listed building. The application was likely to result in an over bearing and dominant impact on the neighbours from the size of the retail store proposed. The application was also considered likely to harm important trees.

13/00868/OT – Outline application for residential development and retail store at Victoria Road, Headingley. (Approved September 2014)

Planning application 13/00868/OT was submitted to a number of meetings of the Council's Plans Panel South and West throughout 2013 and 2014 with the Panel determining to approve the application at the meeting of 3rd April 2014. The Panel agreed to extend the time limit for the agreement of the section 106 agreement at the meeting of 4th September 2014, and following the completion of the agreement, planning permission was issued under delegated powers, as agreed by the Plans Panel resolution, on 12th September 2014.

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 Pre-application discussions (Reference PREAPP/14/00723) were held between the applicant and Council officers in late 2014. The scheme submitted at the pre-application stage was broadly similar to that which had been seen by Plans Panel previously. Officers did however express concerns in relation to some of the detailing proposed including the layout of dwellings and arrangement of car parking, bin stores and cycle stores.
- 5.2 As part of the discussions relating to the outline planning consent (LPA reference 13/00868/OT) the applicant offered a contribution to local greenspace provision of £26,777.00. This is included in the completed section 106 agreement for the site. At the time of drafting this report the creation of a new public greenspace on the former Royal Park School site is on-going and these monies are expected to contribute to this development.

6.0 COMMUNITY CONSULTATION

- 6.1 None.

7.0 PUBLIC/LOCAL RESPONSE:

- 7.1 The application has been publicised by means of site notices and a newspaper advert in the local press. Councillor Neil Walshaw (Headingley Ward) has requested that the application be determined at Plans Panel due to community concerns. Councillor Gerry Harper (Hyde Park and Woodhouse Ward) has objected to the application on the grounds that the scheme will generate additional traffic, anti-social behaviour and noise.

- 7.2 The Leeds Civic Trust have objected to the application on the grounds that the proposal has failed to take into account relevant guidance in the Neighbourhoods for Living SPG or the Headingley and Hyde Park Neighbourhood Design Statement, noting that the proposal has made no attempt at place making or creating and enhancing local distinctiveness.
- 7.3 Greg Mulholland MP and 23 local residents have objected to the application. The following is a summary of the concerns which have been raised:
- The development would represent an over-intensive use of the space;
 - The amount of public open space has decreased from the scheme approved at the outline stage;
 - The scheme includes larger houses than those approved at the outline stage with the overall number of bedrooms being increased across the site as a result;
 - The larger house sizes would mean that the houses would be less affordable for most first time buyers and couples wanting to start a family;
 - The properties would be purchased by landlords and occupied by students as houses in multiple occupation (HMOs). As such this would further imbalance the local housing market and population and contribute to the existing impacts which have resulted from this;
 - The swimming pool and sports hall building has already been demolished and the sports field dug up without consent;
 - The submitted plans do not show the development at 16 Ash Grove and therefore the impact on these neighbours has not been taken into account;
 - The amenity of surrounding neighbours would be impacted upon in terms of noise, anti-social behaviour, overlooking and a loss of open space;
 - The proposal would harm the character of the Conservation Area;
 - The part of the site which is to accommodate the delayed retail element of the scheme should be used as a temporary area of additional public open space or used for additional sports facilities; and,
 - No letters/ emails were sent to neighbours of the site or previous objectors informing them of the planning application.
- 7.3 A number of representations have raised further matters which were considered as part of the outline planning applications (12/02491/OT and 13/00868/OT) relating to the merits of the change of use of the site for housing, the loss of the playing field and sports facilities and the community attempts to purchase the site.

8.0 CONSULTATION RESPONSES:

- 8.1 Sport England – Sport England have noted that they do not wish to comment on the application.
- 8.2 Contaminated Land – No objections subject to appropriate conditions.
- 8.3 Flood Risk Management – No objections subject to appropriate conditions.
- 8.4 West Yorkshire Police – Offered comments on crime levels in the area.
- 8.5 METRO – Requested a contribution towards providing travel cards for future residents.
- 8.6 Landscape – No objections subject to appropriate conditions.

8.7 Highways and Access - No objections subject to appropriate conditions.

9.0 PLANNING POLICIES:

9.1 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.

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:

General Policy – Sustainable Development and the NPPF

Spatial Policy 1 – Location of Development

Policy H2 – Housing on Unallocated Sites

Policy H3 – Density of Residential Development

Policy H4 – Housing Mix

Policy P10 – Design

Policy P11 – Conservation

Policy P12 – Landscape

Policy T2 – Accessibility and New Development

Policy G8 – Protection of Important Species and Habitats

Policy G9 – Biodiversity Improvements

Policy EN1 – Climate Change

Policy EN2 – Sustainable Design and Construction

Policy EN5 – Managing Flood Risk

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

GP5 - Development control considerations including impact on amenity

BD5 - Design of new buildings

N14 - Listed Buildings and Preservation

N18 - Demolition in Conservation Area

N19 - Development in Conservation Areas

N20 - Demolition or removal of features in a Conservation Area

N25 - Site boundaries

BC8 - Demolition of unlisted buildings in a Conservation Area

LD1 - Landscape design

LD2 - New and altered roads

T24 - Parking

9.4 Relevant **supplementary planning documents and policies** are outlined below:

- Neighbourhoods for Living SPG (December 2003)
- Street Design Guide SPD (August 2009)
- Headingley and Hyde Park Neighbourhood Design Statement SPD (September 2010)
- Sustainable Design and Construction (August 2011)

- Headingley Hill, Hyde Park and Woodhouse Moor Conservation Area Appraisal and Management Plan (May 2012)
- Natural Resources and Waste Development Plan Document (January 2013)

9.6 The **National Planning Policy Framework** (2012) sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. The following paragraphs from the NPPF are considered to be of particular relevance:

Paragraph 14 – Presumption in favour of sustainable development

Paragraph 17 – Core planning principles

Paragraph 50 – Delivering a wide choice of high quality homes

Paragraphs 56 and 57 – Design

Paragraph 61 – High Quality and Inclusive Design

Paragraph 64 – Poor Design should not be accepted

Paragraph 131 – Heritage Assets

10.0 MAIN ISSUES:

10.1 The following main issues have been identified:

- (1) Outline planning permission and the principle of the proposed use;
- (2) Layout;
- (3) Scale and appearance;
- (4) Landscaping;
- (5) Other material planning considerations.

11.0 APPRAISAL:

1. Outline planning permission and the principle of the proposed use

11.1 Outline planning permission was granted at the site for a residential development and retail store in September 2014 under planning application reference 13/00868/OT. In granting outline consent the Local Planning Authority approved the principle of the proposed use and the detailed matter of access to the site. The reserved matters process aims to resolve those matters of detail which have been reserved. In this instance the reserved matters include layout, scale, appearance and landscaping. This report will not therefore assess the principle of the development or the detailed matter of the access to the site, as these have been previously established, but will instead look to assess the details of the scheme submitted in relation to those reserved matters noted above. Sections 2 to 4 of this report set out the relevant considerations in relation to these matters.

11.2 It is noted that as part of the outline planning submission, the applicant provided a degree of indicative detail to give an indication of the detail of those matters which were to be reserved (relating to layout, scale, appearance and landscaping). This is not uncommon for an outline planning application and is often necessary for a Local Planning Authority to make an informed judgement on the merits of a scheme at the outline stage. These indicative details showed a scheme which is broadly similar to the scheme put forward under the reserved matters application in that both schemes were for 24 terraced houses set out in 6 blocks around a central access road including a mix of 3 and 4 bedroom properties with an area of on-site public open space of a broadly similar size to the north west corner of the site. However, it should be noted that, notwithstanding any differences in the reserved matters

scheme now submitted, the details submitted at the outline stage were indicative only and were not approved by the Local Planning Authority as part of the outline approval. It was clear at the outline stage that these details would need to be agreed as part of a future reserved matters application. The indicative details submitted at the outline stage should not therefore prejudice the outcome of the current reserved matters application.

- 11.3 Further to the above, in granting outline consent for the principle of the development the Local Planning Authority took into account the relevant section 106 requirements generated by the scheme. A section 106 agreement was agreed between the applicant and the Council and includes provision for (1) affordable housing, (2) on-site greenspace and maintenance, (3) an off-site greenspace contribution for children's play equipment, (4) a residential travel card scheme for future residents, (5) a contribution to improving and enhancing sports facilities in the locality and (6) a local employment scheme during the construction stage. The details of the section 106 agreement agreed are outlined at the beginning of this report. The completed section 106 agreement included reasonable provisions to allow for any variation to the detail which may have resulted through the transition from the indicative scheme seen at the outline stage to the detailed scheme which is the subject of the current reserved matters application. As such it is not considered necessary to revisit these matters which are central to the principle of the development (which was established at the outline stage) as part of this appraisal. It is further noted that as the outline planning consent addressed these relevant matters through the section 106 agreement the reserved matters scheme is not liable to make any contributions through the Community Infrastructure Levy (CIL).

2. Layout

- 11.4 The layout of a development relates to the way in which buildings, routes and open spaces are provided within a development and how these relate to buildings and spaces outside the development. The basic design premise of 6 blocks of 4 terraced houses set around a central access road with an area of public open space to the north west of the site, as was also shown on the indicative plans at the outline stage, is considered to be appropriate to the character and urban grain of the locality and is broadly in-keeping with the applicant's Design Statement which set out similar design principles at the outline stage. This layout will allow sufficient punctuation between blocks of terraces and neighbouring buildings and will represent an appropriate quantity of development for the site. The provision of the area of public open space in the north west corner of the site, adjacent to the site of the Grade II listed building at 63 Victoria Road, is considered to be appropriate within the context of the site and will preserve the setting of the listed building.
- 11.5 One of the key aims of the development has been to provide housing which is suitable for families in order to make a positive contribution towards the housing and population imbalances in the area. It is considered that the strong green edge to the site, which includes good sized rear gardens to the east, west and south of the site not only makes a positive contribution to visual amenity and provides green buffers to neighbouring sites, but also provides gardens of the size, nature and level of privacy which are appropriate for family use. Although the site frontages will include car parking areas to the front of mid-terraced dwellings, it is considered that a sufficient level of 'green' front garden areas will be provided to counter the level of hardstanding proposed. It is further noted that bin and cycle stores are proposed to the rear of properties and this will prevent unnecessary street clutter which can lead to untidy frontages.

- 11.6 Alongside the provision of good quality private garden spaces the layout has allowed for a good level of amenity for future occupiers. The properties proposed are of a size which are in excess of the draft Leeds Standard and the recently introduced National Space Standards and will allow for a good level of amenity, privacy and outlook. There is approximately 25m separation distance between the rear elevation of proposed plots 1-8 and the rear elevation of the massionettes on Ash Grove. There is over 22m separation distance between proposed plots 13-24 and the rear elevation of the terraces on Back Chestnut Avenue. The properties on Back Chestnut Avenue are also sited on higher ground level than the development site. The distances retained from the new dwellings and garden areas to neighbouring sites are considered sufficient to protect neighbouring amenity and will prevent any significant overlooking or overshadowing impacts or a loss of outlook from these sites. It is not considered that the development, for houses falling within the C3 planning use class (i.e. families, couples etc.), would be likely to lead to an unreasonable impact on neighbouring sites in terms of noise, disturbance, comings and goings, and anti-social behaviour.
- 11.7 The matter of the access to the site from Victoria Road has been agreed under the outline consent. The retention and making good of the existing stone wall to the front of the site, which is considered to be a positive feature of the Conservation Area, is also controlled by way of a relevant planning condition under the outline consent and remains a positive aspect of the proposal. The general layout of vehicular and pedestrian routes through the site are considered acceptable and will allow for the necessary servicing and refuse vehicles to access and exit the site safely. The level of car parking provision, in providing 2 off street spaces per dwelling, is in keeping with the local planning policy requirements and is sufficient to serve the development. As such it is considered that the necessary highway matters have been sufficiently addressed.
- 11.8 Taking the above into consideration it is considered that the proposed layout represents an acceptable design solution which is in-keeping with the wider aims of Leeds Core Strategy policies P10, P11, P12, T2, G8 and G9, saved UDP policies GP5, BD5, N14, N19, LD1, LD2 and T24 and the guidance contained within the Neighbourhoods for Living SPG, Street Design Guide SPD, Headingley and Hyde Park NDS SPD and the National Planning Policy Framework.

3. Scale and appearance

- 11.9 The scale of a development relates to the height, width and length of buildings in relation to their surroundings. The appearance relates to those aspects of a building or place which determine the visual impression it makes. As is noted above the proposed layout is considered to be in keeping with the character and urban grain of the locality. The two/ three storey scale of the terraced blocks is also considered to be in keeping with local character and reflects the predominant terraced housing in the locality. As advised in the Headingley and Hyde Park Neighbourhood Design Statement the development is considered to reflect the density, house type and rhythm of neighbouring streetscapes.
- 11.10 The individual properties will be constructed in red brick with tiled roofs, materials which are common in the locality, and take design cues from the neighbouring buildings. The introduction of detailing such as bay windows, gables and pitched roofs, alongside the vertical emphasis of the elevations proposed is considered to represent a sympathetic design solution. Appropriate door and window detailing will be an important aspect of securing a positive design solution and as such these details are considered appropriate to be controlled by way of an appropriately worded planning condition to be attached to any planning consent granted. The

properties will also provide defensible space to front in keeping with the guidance contained in the Neighbourhoods for Living SPG.

- 11.11 The layout, scale and appearance of the scheme is considered to be sympathetic to the neighbouring Conservation Area and the development will preserve the character and appearance of the Conservation Area as is required by Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 and meet the wider aims of the relevant local and national planning policy and guidance in this respect.
- 11.12 Taking the above into consideration it is considered that the proposed design and appearance represents an acceptable design solution which is in-keeping with the wider aims of Leeds Core Strategy policies P10, P11 and P12, saved UDP policies GP5, BD5, N14, N19 and LD1 and the guidance contained within the Neighbourhoods for Living SPG, Headingley and Hyde Park NDS SPD and the National Planning Policy Framework.

4. Landscaping

- 11.13 Landscaping includes the treatment of private and public space to enhance or protect a site's amenity. As is noted above the proposal will include a strong green edge to the east, west and south of the site with landscaped rear gardens situated along these boundaries. The garden sizes and layouts proposed are considered to provide for a good level of private amenity for future occupants. Those trees which are considered to be of benefit to the site and area in terms of visual amenity are to be retained with new landscaping proposed to supplement existing planting.
- 11.14 The boundary treatments proposed around and within the site are important to achieving a positive design solution. It is noted that the outline consent included a condition which requires further details of proposed boundary treatments to be agreed with the Local Planning Authority. It is considered that these details should be appropriate to local character through the appropriate use of walling, railings, fencing and planting.
- 11.15 The area of public open space proposed to the north west of the site is of a size (1233m²) which is considerably larger than the requirement of Leeds UDP policy N2 for the site (960m²) on which the level of amenity space required by the completed section 106 agreement (attached to the outline consent) was based. The layout and landscaping of the public open space is to be controlled by an appropriately worded planning condition attached to the outline approval and as such will be agreed with the Local Planning Authority prior to commencement of the development.
- 11.16 In addition to the area of public open space proposed, following discussions with the Local Planning Authority, the applicant has offered to layout the part of the site which is proposed to accommodate the retail development with temporary landscaping until this part of the site can be brought forward. Whilst this would be a temporary arrangement, and would not prejudice this part of the site being developed in due course, it is considered that this would represent a short term benefit for future and existing residents in the locality and prevent this part of the site being left in an untidy state.
- 11.17 Taking the above into consideration it is considered that the proposed landscaping represents an acceptable design solution which is in-keeping with the wider aims of Leeds Core Strategy policies P10, P11, P12, G8 and G9, saved UDP policies GP5, N14, N19, N25 and LD1 and the guidance contained within the Neighbourhoods for Living SPG, Headingley and Hyde Park NDS SPD and the National Planning Policy Framework.

5. Other Material Planning Considerations

- 11.18 The main planning considerations are outlined in detail above. A number of further matters are considered relevant to the determination of the proposal, including those raised by representations, and are addressed below.
- 11.19 Housing Mix and Sustainable Communities – One of the key benefits of the outline proposal was considered to be the introduction of housing of a size and nature which would be likely to attract families. The application site falls within an area with a recognised housing and population imbalance between long term residents and those of a more transient nature, predominantly students. This existing imbalance is recognised in both the Core Strategy and the Headingley and Hyde Park Neighbourhood Design Statement. At the outline stage the applicant indicated a mix of 3 and 4 bedroom properties would be accommodated at the site. The reserved matters proposal is also for a mix of 3 and 4 bedroom properties, albeit with a higher proportion of 4 bedroom properties than indicated at the outline stage (12 as opposed to 4). Notwithstanding the indicative only nature of the plans submitted at the outline stage (as is discussed in section 1 of this appraisal), this is not considered to be a significant deviation from the scheme indicated at the outline stage within the context of the wider development. As such it is considered that the reserved matters scheme, in providing housing which is of an appropriate size and mix to encourage family occupation, will have a positive impact in addressing the local housing and population imbalance which exists by aiming to attract families back into the area.
- 11.20 A number of objectors have expressed concerns that 4 bedroom properties are more likely to be sold to landlords who will convert these properties into HMOs. It is noted however that the outline planning permission was for C3 dwellings (i.e. houses normally occupied by couples or families for example) and not for HMOs. Because of the Article 4 Direction in place in this area planning permission would be required for the future conversion of these properties to HMOs falling within the C4 planning use class (3-6 bedrooms) which means that such a conversion could not take place without the consent of the Local Planning Authority. It is further noted that the applicant is a housebuilder and not a landlord property owner. The developer has confirmed their intention is to sell the houses on the open market and will not look to sell the houses to landlords. Furthermore it is noted that the outline consent removed permitted development rights to construct roof additions/ alterations, extensions and outbuildings. An additional condition has been proposed to this Reserved Matters application to ensure no additional bedrooms, over those shown on the current plans, are created in the future, for example through the conversion of living rooms, without prior planning permission. This will allow the Local Planning Authority an appropriate level of control over any future extensions and alterations of the properties at the site.
- 11.21 A number of objectors have also expressed concern that the higher proportion of 4 bedroom properties would mean that the new houses created may be unaffordable to many prospective first time buyers or couples with young families. It is noted that the resolution of Plans Panel at the outline stage was that affordable housing should be delivered off-site as a commuted sum to be used to bring vacant properties in the area back into use. This was the same resolution as was offered previously at the main Leeds Girls High School site to the north of Victoria Road. The delivery of affordable housing in this way was considered to be a locally appropriate response to the wider issue of housing and population imbalance which is detailed above. The benefit of such an approach is that existing vacant properties which are likely to have been targeted at the student market in the past would be brought back into use

as affordable housing for longer term residents in the wider locality, including first time buyers and young families. This off-site affordable housing, to be delivered locally in Headingley and Hyde Park and Woodhouse wards, would be in addition to the delivery of family sized units at the application site. It is considered that the proposal put forward will continue to deliver these twin aims by allowing for the delivery of both affordable housing in the wider locality and family units at the application site in an appropriate way which responds to local circumstances.

- 11.22 Taking the above into consideration it is considered that the proposal, with the appropriate controls in place, is in-keeping with the wider aims of the Leeds Core Strategy, Headingley and Hyde Park NDS SPD and the National Planning Policy Framework in respect of housing mix and the creation of sustainable communities.
- 11.23 Demolition of the existing facilities – a number of objectors have noted that the former swimming pool and sports hall building at the site has been demolished and works to remove the turf at the paying pitch have already taken place without consent. The Local Planning Authority was made aware of this in January 2015 at which time the substantive works had already taken place. Whilst this was ill-advised and the Local Planning Authority cannot advocate that any works take place without the necessary consents in place for obvious reasons, in retrospect the Local Planning Authority's key area of concern, if the appropriate consent had been sought, would have been in relation to the potential for damage to protected trees at the site. The applicant was able to demonstrate after the works had taken place that no significant damage had occurred to trees and as such it is considered, subject to achieving the necessary consents through the reserved matters process, that it would not be prudent to take further planning enforcement action.

12.0 CONCLUSIONS

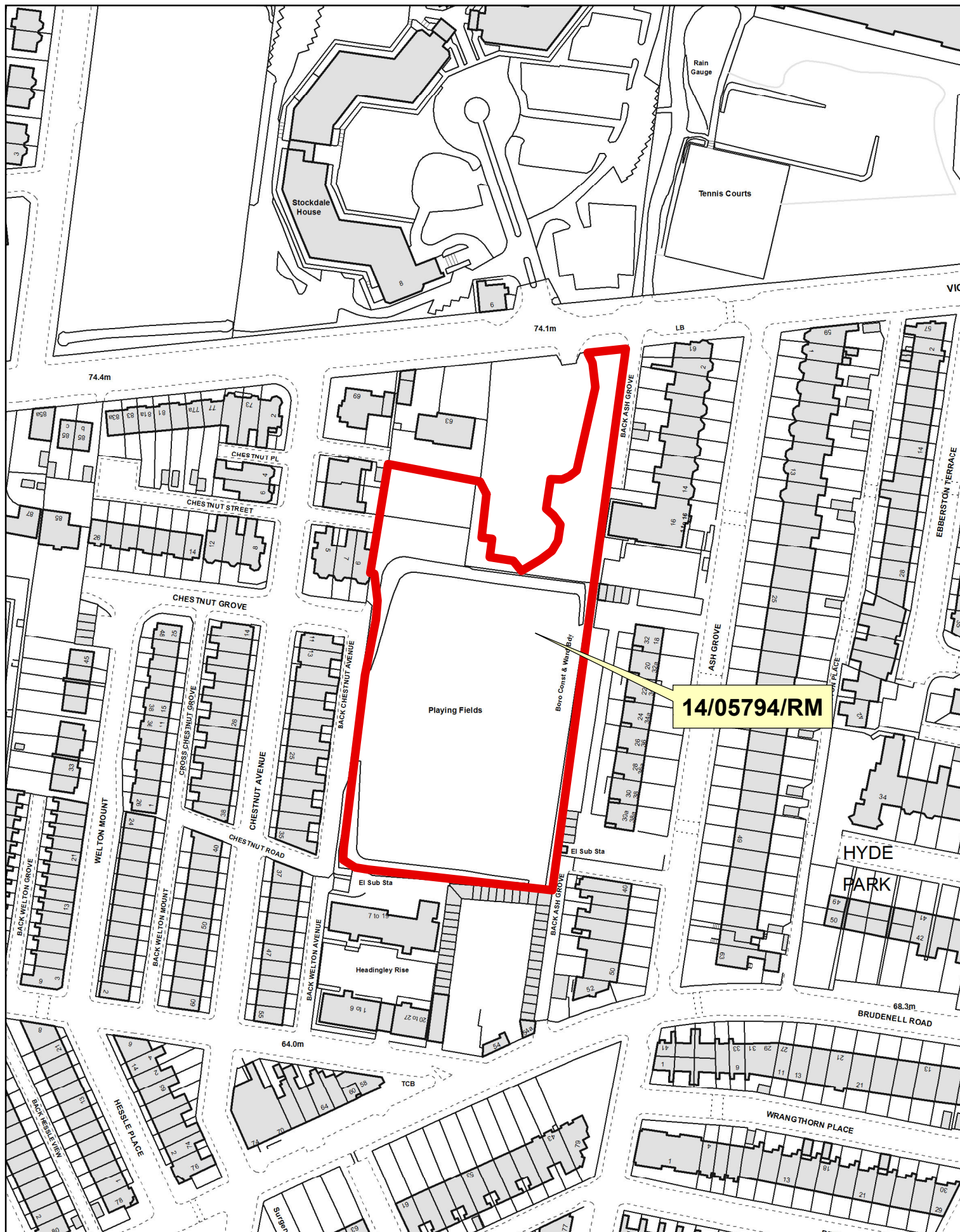
- 12.1 The principle of the development and the detailed matter of the access to the site have already been established under outline planning consent reference 13/00868/OT. As such the relevant considerations to the determination of the Reserved Matters application relate to the layout, scale, appearance and landscaping of the detailed proposal now put forward, alongside any other relevant material planning considerations.
- 12.2 The proposal is considered to represent an appropriate quantity of development in a layout which responds to the character and urban grain of the locality. The strong green edge provided by the rear gardens along the eastern, western and southern boundaries of the site is considered to be a key benefit of the proposal. The development will provide for a good level of amenity for future occupiers and protect the amenity of existing residents in the locality.
- 12.3 The scale and appearance of the buildings proposed is considered to respond positively to local context with the regular blocks of red brick terraces reflecting the density, housing type and rhythm of neighbouring streetscapes. The layout, scale and appearance of the development are considered to be sympathetic to the neighbouring Conservation Area and setting of the Grade II listed building at 63 Victoria Road.
- 12.4 The private and public spaces of the development provide a good level of amenity for future residents. The public open space provision provided is in excess of the requirement of (the now deleted) UDP policy N2 on which the completed section 106 agreement is based. The temporary landscaping of the site is considered to represent a positive short term benefit of the development.

- 12.5 The proposal is considered to be making a positive contribution to the local housing and population imbalance and will help to contribute to the wider sustainable communities objectives of the Council and local community. The comments of ward members, local residents and other representatives have been taken into account.
- 12.6 Taking the above and all other material planning considerations put forward into account it is considered that the proposal should be recommended for a planning approval.

Background Papers:

Application file;

Certificate of Ownership.



SOUTH AND WEST PLANS PANEL

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SCALE : 1/1500

