



Report of the Chief Planning Officer

SOUTH AND WEST PLANS PANEL

Date: 17th September 2015

Subject: APPLICATION 15/01919/FU – ALTERATIONS AND EXTENSIONS TO FORM ADDITIONAL 41 BEDROOMS TO EXISTING STUDENT ACCOMMODATION, INCLUDING PARTIAL CLADDING, CAR PARKING AND ASSOCIATED CYCLE AND BIN STORES – MARY MORRIS HOUSE, 24 SHIRE OAK ROAD, HEADINGLEY, LEEDS, LS6 2DE

APPLICANT
Campbell Property

DATE VALID
2nd April 2015

TARGET DATE
2nd July 2015

Electoral Wards Affected:

Headingley

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

DEFER AND DELEGATE for approval to the Chief Planning officer subject to the conditions below and subject to the signing of a Section 106 agreement within 3 months of the date of resolution unless otherwise agreed in writing by the Chief Planning Officer to include contributions of £20,000 for a Traffic Regulation Order, £30,501.95 towards off site greenspace and £2,500 for Travel Plan measures.

1. Time limit condition
2. Plans to be approved;
3. Materials details and samples of all external walling, roofing and surfacing
4. Hard and soft landscape scheme to be approved in writing and implemented.
5. Landscape management plan
6. Protection of trees during construction
7. Preservation of retained trees/hedges/bushes
8. Provision for replacement trees/hedges/bushes
9. Details of cycle and motorcycle parking

10. Details of access, storage, parking, loading/unloading of contractors plant, equipment materials, vehicles
11. Implementation of travel plan measures;
12. Details of bin stores
13. Specified operating hours (construction) of 08.00-18.00 weekdays, 09.00-14.00 Saturdays; no Sunday / Bank Holiday operations;
14. Submission of statement of construction method;
15. Student Accommodation Management Plan

1. INTRODUCTION:

- 1.1 This application is brought to Panel due to the level of interest in the proposals from local residents.

2. PROPOSAL:

- 2.1 The proposal is for alterations and refurbishment and extensions to existing halls of residence to increase the bedrooms from 206 as existing to 247 as proposed. Originally the application was first submitted for 117 new bedspaces but has been revised down to 41 new bedspaces. In addition to the increase in accommodation the proposal alters the accommodation arrangements from traditional halls of residence to self-contained apartments. The apartments are up to 8 bed spaces and are arranged with shared kitchen/living dining rooms and bathrooms.
- 2.2 The extensions proposed are a 3 storey extension to the rear of the three storey element fronting Shire Oak Road (Block 1) to provide a staircase, two five storey extensions to the existing 5 storey element in the centre of the site (Blocks 2 and 3) to create new living and kitchen rooms and a dormer window to the two storey building to the rear of the side (Roundhay Flats).
- 2.3 The development includes the refurbishment of the existing buildings with external works including the replacement of the windows and addition of areas of metal cladding and render.
- 2.4 9 additional car parking spaces are provided and a new electrical substation is to be constructed adjacent the parking area.

3. SITE AND SURROUNDINGS:

- 3.1 The application relates to the site of Mary Morris House Halls of Residence. The site comprises a number of linked accommodation blocks providing 206 bed spaces. To the front of the site facing Shire Oak Road is a 3 storey linear block (Block 1), a 5 storey block and plant room within the centre of the site (Block 2 and 3), and an two storey detached block to the rear of the site (Roundhay Flats). Brick is the predominant building material throughout the site.
- 3.2 The internal layout of the accommodation is arranged as typical student halls of residence, with single bedrooms and shared kitchen facilities with a large communal lounge and games room.

- 3.3 The site benefits from mature tree belts to the front and side boundaries. A tree subject to a Tree Preservation Order is located adjacent to Block 3 in the centre of the site.
- 3.4 Existing parking is predominantly located in the north western portion of the site with a small amount of parking to the rear of block 1.
- 3.5 Shire Oak Road is characterised by large brick and stone Victorian villas set back from the street within generous and spacious plots. The street is predominately residential. Mature landscaping and street trees form an important and attractive characteristic of the street.
- 3.6 Adjacent to Mary Morris House is a large nursing home to the east and the Grade II listed 22 Shire Oak Road. To the rear of the site is Hinsley Court which provides accommodation for elderly residents. Beyond this is Hinsley Hall Conference Centre.
- 3.7 The site is located in Headingley Conservation Area. The adjoining site at 22 Shire Oak Road contains a grade II listed building, Shire Oak.

4. RELEVANT PLANNING HISTORY:

- 4.1 26/481/03/FU - Alterations to common room to form 2 bedroom apartment and alterations and extension to garages to form common room - Application Withdrawn
- 26/613/02/FU - 3 pole mounted antennae and 2 dishes within shroud attached to existing chimney and equipment cabin to roof - Application Approved
- 26/56/02/FU - 6 pole mounted antennae and 4 dishes within chimney shroud and equipment cabin to roof Application Approved
- 26/488/01/DTM - Determination for 3 pole mounted antennae and 2 dishes within chimney surround and equipment cabin to roof - Application Withdrawn
- 26/22/01/FU - Addition of 5 antennae to chimney and equipment cabin to roof of hall of residence - Application Refused
- 4.2 There has been a recent approval for the redevelopment and extension of the neighbouring 22 Shire Oak Road to create a total of 11 flats.
- 15/00089/FU - Alterations to house and new build extension to form an additional six flats; conversion of coach house to two flats; and conversion of east wing to one flat; restoration works to summer house and attached wall; restoration of boundary wall and entrance gate pillars – Application Approved
- 15/00090/LI - Listed Building Application for alterations to house and new build extension to form an additional six flats; conversion of coach house to two flats; conversion of east wing to one flat; restoration works to summer house; restoration of boundary wall and entrance gate pillars – Listed Building consent granted

5. HISTORY OF NEGOTIATIONS:

- 5.1 Prior to the application being submitted a pre-application enquiry was submitted and advice provided (PREAPP/15/00004). The original proposal included two significant elements for two additional stories to Block 1 fronting Shire Oak Road,

and a new build element located within the centre of the site replacing the plant room. The extensions provided an addition 124 bed spaces taking the total to 330. Concern was raised regarding the implications this increase in accommodation would have on residential amenity within Shire Oak Road, the potential impact on parking locally together with the impact the large extensions would have on the character and appearance of the Conservation Area.

5.2 As a result of the pre-application discussions the proposal was amended on submitting the full planning application to reduce the addition to Block 1 to a single storey Mansard and the large element in the centre of the site redesigned and broken up. Additional parking was provided in the south western portion of the site adjacent to 22 Shire Oak Road. The changes reduced the addition of bed spaces to 117, a total of 323.

5.3 During the application process the proposal has been further amended in response to concerns relating the extent of the development on the site with the resulting impact on the amenity of neighbouring properties from the increase in noise and nuisance, the impact on protected trees from the enlarged parking area and the limited amenity space provided for future occupants. The amendments to the proposal as originally submitted are as follows:

- The number of additional bed spaces reduced from 117 to 41.
- The roof extension to Block 1 fronting Shire Oak Road has been omitted.
- The 5 storey extension to Blocks 2 and 3 located in the centre of the site has been omitted.
- Car parking omitted from the south west corner of the site in response to concerns regarding the impact the parking area would have on the mature boundary trees.

5.4 Headingley Ward Members have been briefed on the scheme as originally submitted and the subsequent revised scheme. No written representation has been received.

6. PUBLIC/LOCAL RESPONSE:

6.1 The application has been advertised by means of site notices, neighbour notification letters and a notice published in the Yorkshire Evening Post. Site notices were posted and notification letters sent to advertised the amended plans and allow further comments to be made.

6.2 35 letters of representation were received from local residents and a comment from Greg Mulholland MP following the initial notification of the applications. Concerns and comments raised are summarised as follows:

- The proposal is likely to attract additional students into Headingley consolidating Headingley as a student dormitory resulting in further imbalance to the community. The proposal is therefore contrary to national, local and neighbourhood planning policy regarding 'sustainable, inclusive and mixed' communities.
- Concerns raised during Community Consultation regarding increased student number are not reflected in the Design and Access statement.
- Shire Oak Road is a predominately residential street with a relatively large number of retired and elderly residents. Increasing the number of students,

with the resultant likely increase in noise and nuisance, would be harmful to the amenity of existing residents.

- Parking and related traffic is already an issue, the development is likely to exacerbate this problem.
- The increase in student numbers is likely to worsen the litter issue in Shire Oak Road.
- The proposal should contain accommodation for families and young professionals.
- The submission makes no reference to the NGT trolley bus proposals.
- The extensions and additional parking will be harmful to the character and appearance of Headingley Conservation Area.
- The improvements to the external appearance of the building is welcomed.
- The lack of any residential management on site is unacceptable. Proper management of the site, particularly given the proposed increase in student numbers, is required.
- The loss of interior communal space is likely to result in students congregating outside. This would result in further noise and nuisance issues.
- There is a surplus of student bedrooms in Leeds. Therefore no need to provide additional bedrooms.

6.3 Greg Mulholland MP has provided comments on the application reiterating the concerns raised by local residents regarding the resulting imbalance in the demographics of the area, the lack of residential management, the impact the additional students would have on existing residents of Shire Oak Road and the exacerbation of existing parking and highway issues locally.

6.4 Following the originally submitted plans being substantially revised local residents were notified of the revisions and given the opportunity to provide further comments. Fifteen further letters of representation have been received reiterating concerns about the increase in and concentration of student numbers within the street and making specific reference to the lack of sufficient onsite management and supervision proposed for the students and the concern with students using the adjacent Hinsley Hall and Hinsley Court as a direct pedestrian route to Headingley Lane.

7. CONSULTATIONS RESPONSES:

7.1 An outline of the main points raised are provided below:

7.2 **Statutory:**

Yorkshire Water: No objection subject to conditions requiring agreement of foul and surface water drainage.

Transport Development Services: No objections subject to conditions covering cycle storage, unallocated parking and the submission of a construction method statement. Funding for a potential TRO and management fee for the Travel Plan should be secured through a Section 106 agreement. A direction advising that future occupants would not be eligible for on-street parking permits should these be imposed.

7.3 **Non-statutory:**

Flood Risk Management: No objections subject conditions requiring the submission and agreement of drainage details.

8. PLANNING POLICIES:

8.1 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 for Leeds is made up of the adopted Core Strategy (2014), saved policies from the Leeds Unitary Development Plan (Review 2006) (UDP) and the Natural Resources and Waste Development Plan Document (DPD), adopted January 2013.

8.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies and contains policies on a range of issues including housing, sustainable development, Green Belt, conservation, the local economy and design.

8.3 In respect of design it states that "good design is indivisible from good planning" and Local Authorities are encouraged to refuse "development of poor design", and that which "fails to take the opportunities available for the improving the character and quality of an area and the way it functions, should not be accepted".

8.4 Core Strategy policies:

Policy SP1: Location of development in main urban areas within settlements

Policy H6: Student Accommodation

Policy P10: High quality design

Policy P11: Conservation

Policy P12: Landscaping

Policy T1: Transport management

Policy T2: Accessibility requirements

8.5 Saved UDPR policies:

Policy GP5: General planning considerations;

Policy N19: Conservation areas and new buildings

Policy BD6: Extensions and alterations

Policy LD1 - Criteria for landscape design;

Policy T7A – Cycle parking

Policy T24 – Parking provision

8.6 Supplementary Planning Documents:

Street Design Guide

Neighbourhoods For Living (SPG)

9 **MAIN ISSUES:**

9.1 The following main issues have been identified:

- Principle of student accommodation
- Residential amenity
- Impact on visual amenity and the character of Headingley Conservation Area and the affect upon the setting of the neighbouring listed building
- Highways and parking
- Trees and landscaping
- Other matters
- Conclusions

10 **APPRAISAL:**

Principle of student accommodation

10.1 In assessing the acceptability of the development, Policy H6B of the Leeds Core Strategy is relevant. The policy states that:

Development proposals for purpose built student accommodation will be controlled:

- i) To help extend the supply of student accommodation taking pressure off the need for private housing to be used,
- ii) To avoid the loss of existing housing suitable for family occupation,
- iii) To avoid excessive concentrations of student accommodation (in a single development or in combination with existing accommodation) which would undermine the balance and wellbeing of communities,
- iv) To avoid locations which are not easily accessible to the Universities by foot or public transport or which would generate excessive footfall through quiet residential areas.

10.2 With regards to criteria (i) and (ii) the proposal extends the student accommodation provision which contributes to taking pressure off the need for private housing to be used as student accommodation and does not result in the loss of existing housing suitable for family occupation. The proposal complies with criteria (i) and (ii) of policy H6B.

10.3 With regards to criteria (iii), the proposal is for an addition 41 bedrooms to the existing 206 bedrooms. This is a 20 percent increase. Within Shire Oak Road Mary Morris House is the main student residence. The majority of the other houses appear to be family or non-student residences. It is noted that an extra 41 students will add to the concentration of students in this street and that there will be some increased impacts on the amenity of neighbouring residents through the comings and goings of students both on foot and in cars. However, the impacts are not considered to be substantial given the site is an existing student halls of residence and the opportunities for improving the existing accommodation facilities at the site and creating management plans to manage the disruptive elements of the student life style can be secured through appropriate planning conditions which do not currently exist. It is considered that this increase cannot in itself be considered to result in an excessive concentration of student accommodation both in terms of the numbers and density of students at Mary Morris House or in combination with other

existing student accommodation which would have an adverse impact on the wellbeing and balance of the community. The development therefore complies with criteria (iii).

- 10.4 With regards to criteria (iv) the site is located within a distance of the University of Leeds and Leeds Beckett University whereby a proportion of students would walk to campus and within walking distance of the amenities of Headingley Town Centre. The site has good public transport links with the regular bus services which operate on Headingley Lane. The direct access, both vehicular and pedestrian, to the various University campuses is down Shire Oak Road and along Headingley Lane. The development will inevitably result in an increase in footfall along the predominantly residential Shire Oak Road. The increase is not considered to be excessive above the footfall generated by the existing accommodation and therefore compliant with criteria (iv). It is however essential to consider the impact the additional student numbers will have on the amenity of the residents of Shire Oak Road and other surrounding properties. This will be considered further below.
- 10.5 Overall, it is considered that the extension to the existing student accommodation is compliant with Policy H6B of the Leeds Core Strategy.

Residential amenity

- 10.6 Careful consideration has been given to the impact the development will have on the residential amenity of nearby residents. The existing site provides accommodation for 206 students and therefore there is a significant element of student accommodation with the associated comings and goings within this predominantly residential area. In assessing the impact the additional accommodation will have on amenity this existing situation needs to be given weight. It was considered that the original proposal for an additional 117 bedrooms would have resulted in an excessive concentration of students generating an unreasonable increase in footfall along Shire Oak Road to the likely detriment of the amenity of nearby residents. In assessing the impact, it was considered that an increase in accommodation would not be unreasonable. In making this assessment a 20 percent increase to provide 41 additional bedrooms was considered to be an appropriate and proportionate increase. This level of increase would, in all likelihood, result in a perceptible increase in students within Shire Oak Road for local residents. However, it is considered that this increase would not result in such an increase in comings and goings and additional noise and nuisance that significant additional harm would result to the amenity local residents.
- 10.7 In addition to the consideration the increase in student numbers, it is also important to consider how the redeveloped Halls of Residence is designed and managed to mitigate potential amenity issues. The redevelopment involves the replacement of existing communal areas with additional accommodation removing the ability for students to congregate in large numbers within the building and encouraging social gatherings within the living areas provided within the self-contained apartments. Furthermore, the configuration of the layout provides direct access into the 3 courtyard areas within the centre of the site enabling and encouraging students to use these areas, which are located away from surrounding properties, as outdoor amenity space. Sufficient outdoor amenity space is provided across the site for the increased number of students. The bedrooms provided meet the minimum of 7.5 square metres required for single bedrooms in the nationally described space standards.

- 10.8 The applicant has provided additional details of the proposed management plan for the site. It is the intention to set up a management office to be staffed during office hours. A 24 hour enquiry service will be established where concerns and complaints from local residents or students can be raised and dealt with by an on call member of staff if necessary. The moving in process of tenants is to be managed with key release being staggered over a suitable period and the number of arrivals in a single day to be limited to ensure the process can be contained within the site limiting disruption to local residents. The Management Plan includes details of the maintenance of the site to ensure that the buildings and grounds are appropriately managed and kept clean, tidy and well landscaped. Local residents and students will be able to raise and concerns or issues with the site maintenance with the management office. A condition is suggested requiring the submission and agreement of a detailed student accommodation management plan to secure the appropriate management of the site.
- 10.9 In assessing the proposal the fall back position for the redevelopment of the site needs to be given some weight. The existing accommodation could be reconfigured, primarily with the conversion of the communal space and garages, to provide approximately 20 additional bedrooms. This would be achieved without any control over the management of the accommodation or securing any wider benefits of physical improvements to the building, control over parking or greenspace contributions. It is the view of officers the improvements and safeguards which can be secured in granting planning permission for an additional 41 bedroom spaces is a preferable situation compared to the likely and plausible fallback position of 20 additional bedrooms.
- 10.10 Overall it is considered that the development will not result in any significant additional harm to the occupants of Shire Oak Road and other nearby properties. As such, the proposal accords with Policy GP5 of the saved UDPR (2006).

Impact on visual amenity and the character of Headingley Conservation Area

- 10.11 In assessing the proposal it is important to consider the impact on visual amenity and character to ensure the development meets the test to preserve or enhance the Conservation Area. The existing site comprises of a number of two, three and five storey blocks which do not reflect the attractive residential character of Shire Oak Road and therefore have an adverse impact on the character and appearance of this part of Headingley Conservation Area. It is important that the development responds to this and provides improvements to the site and its contribution to the character and appearance of the Conservation Area.
- 10.12 The proposed redevelopment involves four main extensions to the rear of Block 1 and Block 2, to the front of Block 3 and to the roof of Roundhay Flats to the rear of the site. The extensions are modest and proportionate additions to the existing buildings and are of a design and form which respect and enhance the existing buildings. Their location within the site ensures that they will not be prominent additions when viewed from Shire Oak Road or surrounding properties. As a result the extensions will not result in any harm or significant change to the existing street scene.
- 10.13 As part of the redevelopment all the windows and the majority of the doors are to be replaced. A mixed palette of materials are proposed, including the addition of steel cladding and render elements being introduced to provide interest and relief to the existing brick facades. It is considered the new windows and addition of the

contrasting materials will enhance the appearance of the buildings and the contribution the site makes to the wider Conservation Area.

- 10.14 The development retains all the mature boundary trees and prominent open space to the front of the site ensuring the development will have limited impact on the sylvan character and landscaping of Shire Oak Road. This important character of the Conservation Area will therefore be preserved.
- 10.15 The development is adjacent to the Grade II listed 22 Shire Oak Road. The extensions and alterations retain the area of separation between Mary Morris House and the 22 Shire Oak Road and the mature boundary tree screening is retained. In light of this, the development will not harm the character or setting of the Grade II listed building.
- 10.16 Overall it is considered that the redevelopment will provide significant physical improvements to the appearance of the existing buildings and in doing so provides improvements to the character and appearance of the site and Shire Oak Road and enhances the wider Headingley Conservation Area. The development therefore accords with Policies P10 and P11 of the Leeds Core Strategy and Policy N19 of the saved UDPR (2006).

Highways and parking

- 10.17 With regards to the parking implications of the development, the revised scheme increases accommodation from 206 rooms to 247 car parking increases from 24 spaces to 33 leaving 1 parking space per 8 bed spaces. The table below compares the existing situation with the proposed.

Existing	Proposed
24 parking spaces	33 spaces
206 rooms	247 rooms
1:8.5 parking ratio	1:7.5 parking ratio
182 rooms with no parking	214 rooms with no parking

- 10.18 The development improves the parking ratio but also increase the number of rooms on site without access to parking provision. There is therefore some potential for an increase in on street car parking resulting from the proposal. As a result, it is important to consider the implications of demand for on street parking in the event of this arising from the additional accommodation. To understand this a parking survey was undertaken to pick up existing parking patterns. The survey confirms there is extensive parking on Shire Oak Road through the day time associated with the centre of Headingley, residents, students and other nearby businesses, with some parking availability in the evenings for residents. Currently, other than protecting driveways the street is maintained unrestricted, However, if parking demand increases to a level that starts to impact on access points that are not already protected or results in other parking or highway safety issues, it may be necessary to consider a permit scheme or additional yellow lining where appropriate. In light of this, an obligation to fund Traffic Regulation Orders in the event that on street parking becomes an issue following the occupation of the extended accommodation is considered appropriate in this case. The obligation would help to maintain residents parking availability and help allay resident concerns about car parking associated with the proposal. The obligation would be

secured through a Section 106 agreement to provide the funding if requested by the Council within 2 years of occupation.

- 10.19 The current parking is managed as an additional cost for residents. It is proposed that this will remain the case with the cost of parking included within the tenancy agreement and not as stand-alone additional cost. It is considered that this is a suitable management scheme to contain parking within the site and prevent significant additional on street parking. It is however important that parking on site remains unallocated to ensure that parking bays are available to staff, students and visitors. It is recommended this is conditioned.
- 10.20 A Travel Plan has been provided as part of the proposal to encourage and facilitate the use of sustainable forms of transport for future occupants reducing the reliance of the use of car. The Travel Plan and monitoring will be secured as part of the Section 106 agreement.
- 10.21 The development accords with Policy T2 of the Leeds Core Strategy and Policy T24 of the saved UDPR (2006)

Trees and landscaping

- 10.22 The site benefits from a number of mature trees which contribute positively to both the character of the site and Shire Oak Road. All the trees are protected by the Conservation Area designation and there is a Hornbeam in the centre of the site subject to a Tree Preservation Order. The extensions are located away from all the mature boundary trees and the proposed parking within the root protection areas has been omitted. As a result no damage or conflict with these trees is anticipated.
- 10.23 With specific regard to the protected Hornbeam, the extension to Block 3 is in close proximity this tree and will involve some development within its root protection area. It is likely that some damage and future pressure for tree works or removal will result from the development. However, the tree is not a healthy specimen resulting from existing conflict with the building and previous unsympathetic tree works. As a result the tree has been classified as a category 'C' tree. Furthermore, the tree's location in the centre of the site means that provides limited amenity value to the wider street. In light of this, the tree will be retained and protected during construction with an appropriate additional tree to be planted within the courtyard area to enhance the landscaping and to ensure an appropriate replacement tree is in place in the likely event of the existing tree needing to be removed or failing at some point in the future.
- 10.24 The development accords with Policy LD1, N19 and N20 of the saved UDPR (2006).

Other matters

- 10.25 There is a greenspace requirement for this application based on the 41 additional bedspaces created. For the purposes of calculating greenspace requirements for new student flat accommodation a ratio of 4 bedrooms equating a cluster flat is used. As such, in this case 10 additional flats are proposed.
- 10.26 In applying the requirements of Core Strategy Policy G4, provision should be made on site for 80sqm per residential unit of publicly accessible greenspace (ie 800sqm for 10 units). If the applicant is able to achieve this on site, as separate from private

amenity space for the residents, there would be no financial contribution. In this case the existing configuration of the site prevents the required amount of publicly accessible greenspace being provided within the site. As a result an off-site contribution is required and this has been calculated at £30,501.95. This will be secured as through Section 106 agreement

- 10.27 Through the local consultation process a number of local residents have raised concerns regarding students using Hinsley Hall as an alternative pedestrian route to access Headingley Lane as a more direct route to the City Centre Campuses. There is no existing public pedestrian or highway route through the grounds of Hinsley Hall and the development does not propose this to be created. Therefore the development will not result in intensifying of an existing public route. In the event of students using Hinsley Hall as an alternative pedestrian route this would need to be resolved as a civil matter between affected parties. The applicant has however been made aware of these concerns and this will be considered as part of the wider management of the site.

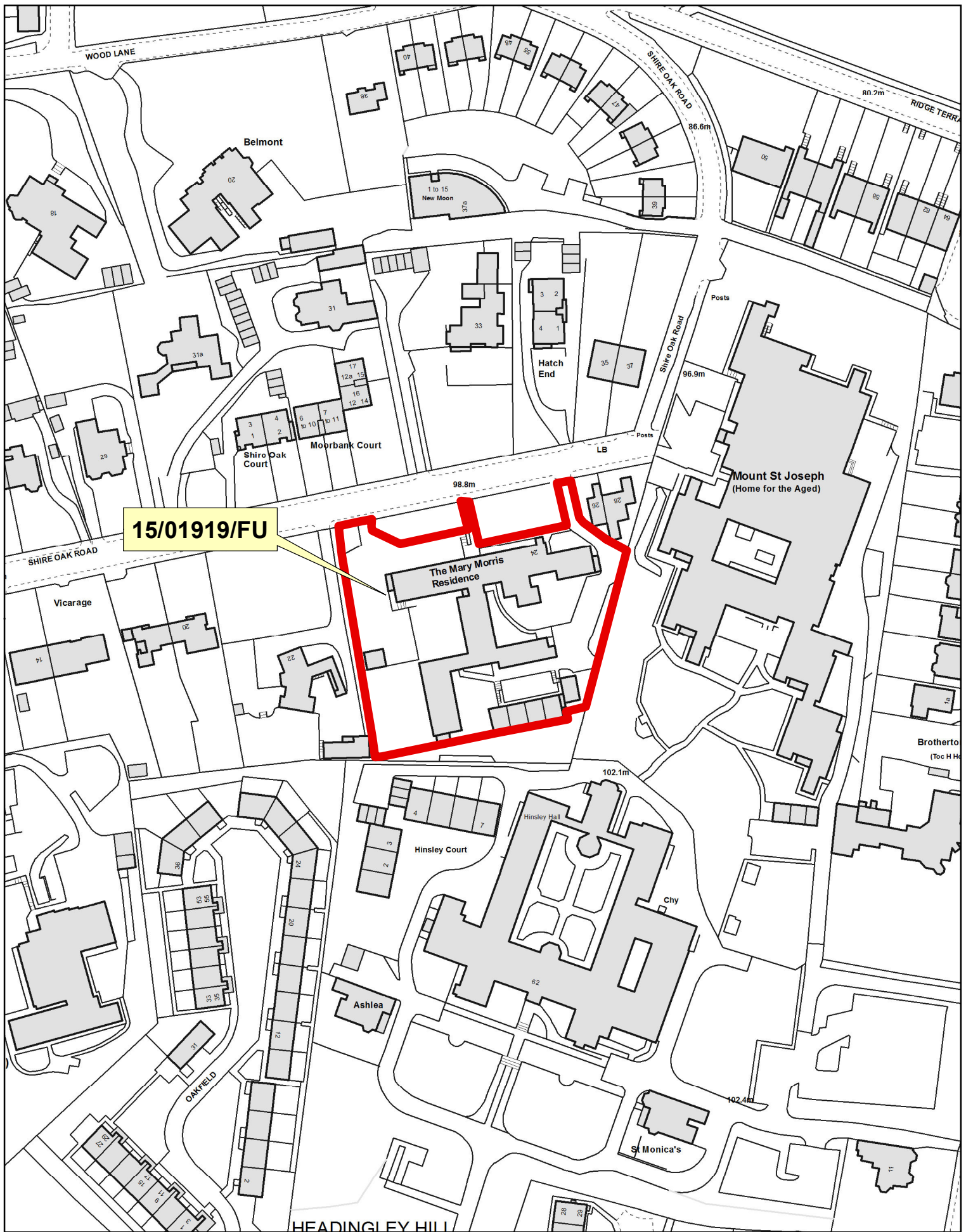
11 Conclusions

- 11.1 In reaching a recommendation to approve the proposed development it is important to acknowledge that the recommendation is a balanced one. The development will result in additional and further concentration of students within Shire Oak Road which will increase the extent of student activity within the street. This weighs against the development.
- 11.2 Weighing in favour of the development are the additional controls secured for funding for a Traffic Regulation Order, the implementation of a Travel Plan, funding towards local greenspace and the benefit the development will have on character and appearance of the site, Shire Oak Road and wider Headingley Conservation Area.
- 11.3 Weight also needs to be given to the fall back position. The site could be redevelopment and reconfigured without planning permission to create approximately 20 additional bedrooms. This would be achieved without securing any parking controls or wider planning benefits. Furthermore the redevelopment scheme includes removing the main communal areas that currently exist and have been used to hold parties that can cause noise and disruption to neighbours. In addition the applicant is proposing a managed site which should further reduce the likelihood of significant noise and disturbance emanating from the site.
- 11.4 The proposed development is a preferable situation to the likely fall back scenario and this coupled with the controls and wider benefits which can be secured in granting planning permission outweigh the harm resulting from the additional student activity within Shire Oak Road. It is therefore recommended that planning permission is granted subject to conditions and the completion of the Section 106 Agreement.

Background Papers:

Application file.

Certificate of Ownership



SOUTH AND WEST PLANS PANEL

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PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & DATA TEAM, LEEDS CITY COUNCIL

SCALE : 1/1500

