



Report of the Chief Planning Officer

NORTH AND EAST PLANS PANEL

Date: 1ST October 2015

Subject: Update in respect of the progress of the development granted by planning permission 14/00575/FU for a 4 bedroom detached house incorporating basement accommodation (part retrospective) at No. 56 The Drive, Cross Gates, Leeds and the failure of the applicant to comply with the terms of their Unilateral Undertaking.

APPLICANT

Mr I Gordon

DATE VALID

27th January 2014

TARGET DATE

24th October 2014

Electoral Wards Affected:

Crossgates & Whinmoor

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

- (1) Members to note this report and that provided as part of the verbal update
- (2) Members to consider the appropriate course of action in light of the previous resolution and the further works undertaken in implementing planning permission 14/00575/FU

1.0 INTRODUCTION & CONFIRMATION OF THE PREVIOUS PANEL RESOLUTION

1.1 This update report is presented to North & East Plans Panel in accordance with the Panel resolution from the previous meeting held on 27th August 2015.

1.2 During the previous meeting, Members considered information relating to progress on-site in terms of reaching practical completion of the external shell of the building and also separate legal advice as contained within an exempt appendix. Having considered these matters, the Panel resolved the following:

- Practical completion of the building, as defined in the signed Unilateral Undertaking should take place by the end of September 2015

- The works be monitored and Ward Members be kept updated by Officers on the progress of the works
- That the Panel's resolution of 30th July 2015 regarding the demolition of the property remained if these works were not completed to the satisfaction of the Council by the end of September 2015
- A further report be submitted to Panel at its meeting on 1st October

1.3 A full copy of the minutes and Panel resolution in respect of this item are included earlier on within the main papers.

2.0 UPDATE SINCE THE AUGUST MEETING

2.1 Since the August Panel meeting, officers have monitored progress on-site and as at the 18th September (the time of drafting this report) the following position was noted:

- The main roof was largely complete and had been fully tiled (including ridge tiles)
- The roof timbers had been cut back so as to provide a finished eaves position against which a fascia (missing at the time but on-site) would be attached
- The rear dormer window, although fully formed had not been tiled and the actual window was missing
- The side gable (facing No. 56) was complete with the decorative barge board in place. The corresponding brick chimney was present
- The opposite side gable (facing No. 50) was missing facing brickwork towards the apex and the original window positions had not been altered to correspond with the approved plans. The chimney had also not been constructed
- The ground floor rear window opening had been corrected to match the approved plans and the window frame was in place
- The unfinished ground floor front window was nearly complete
- The first floor front window had not been altered from a double pane opening to a single pane opening
- A number of finished window frames were in place but others (including the bay window feature and rear patio doors) were missing. The doors were also missing

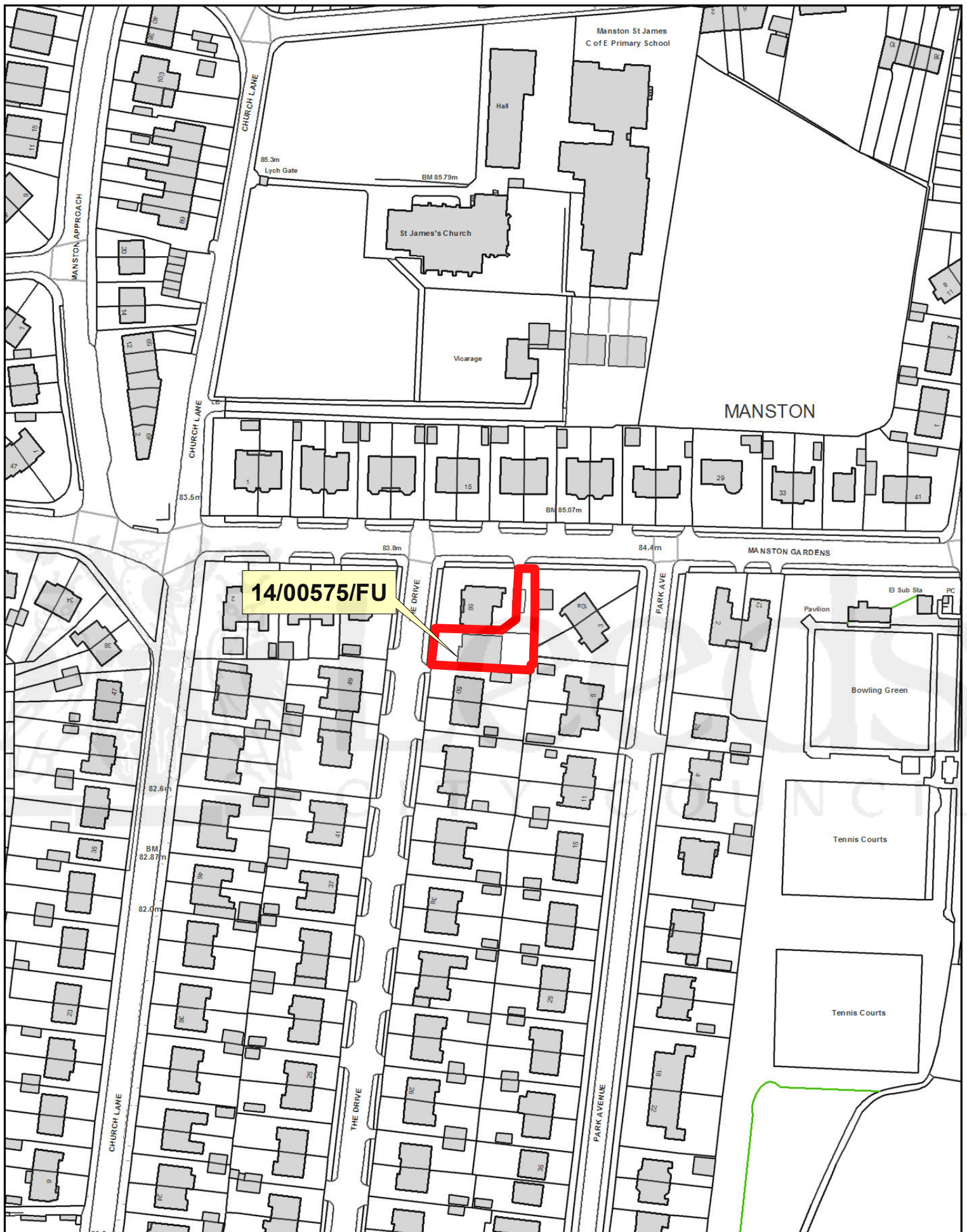
2.2 During the above site visit, the applicant confirmed his intention to finish the outstanding works and accordingly it will be necessary for officers to provide a further verbal update as works progress between the time this report was prepared and the meeting itself. Members will also be able to see for themselves the progress made on-site as part of the site visit scheduled for the morning of the Panel meeting.

2.3 In accordance with the Panel resolution, Ward Members have been updated about the progress made on site and any comments received will be reported to the Panel as part of the verbal update.

2.4 To summarise, the applicant has continued to make progress towards achieving practical completion of the building to the definition as contained within the applicant's Unilateral Undertaking. However, as at the 18th September a number of elements of the building were yet to be altered or finished to accord with the approved plans. It is clear from discussions with the applicant, further works will be undertaken right up until the end of September to achieve practical completion of the external shell. The extent of any further progress made will be observed first hand by Panel Members during the site visit scheduled for the morning of the Panel meeting and a verbal update will also be provided by officers during the meeting itself.

Background Papers:

Application file 14/00575/FU



NORTH AND EAST PLANS PANEL

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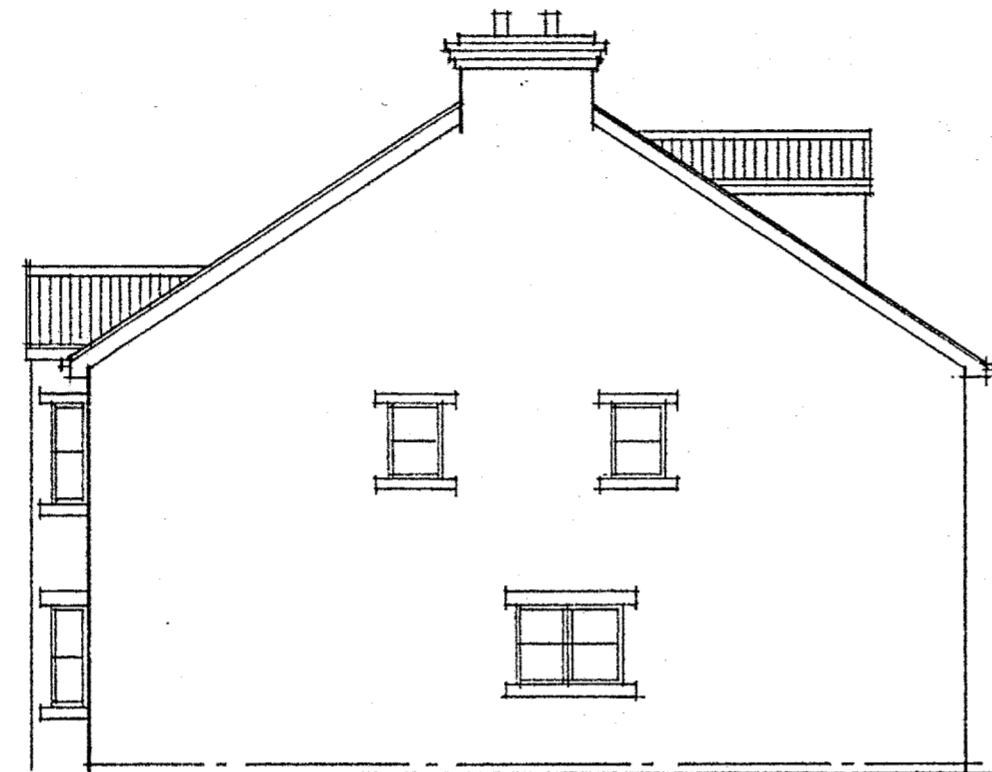
SCALE : 1/1500



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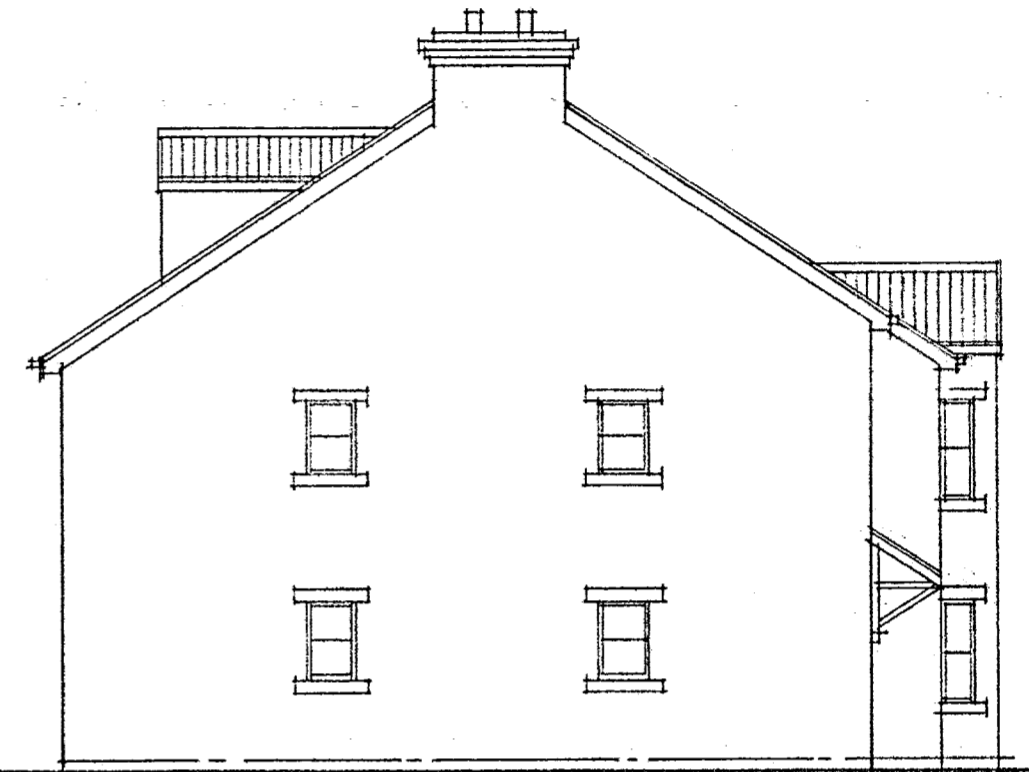
FRONT ELEVATION



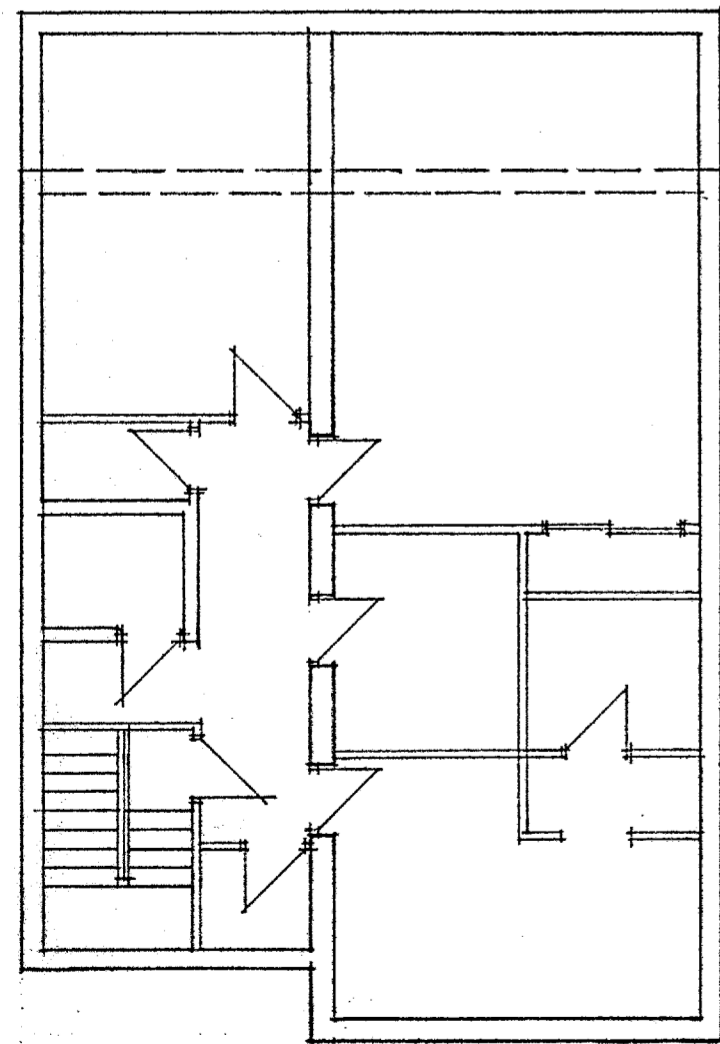
GABLE ELEVATION TO NO 50



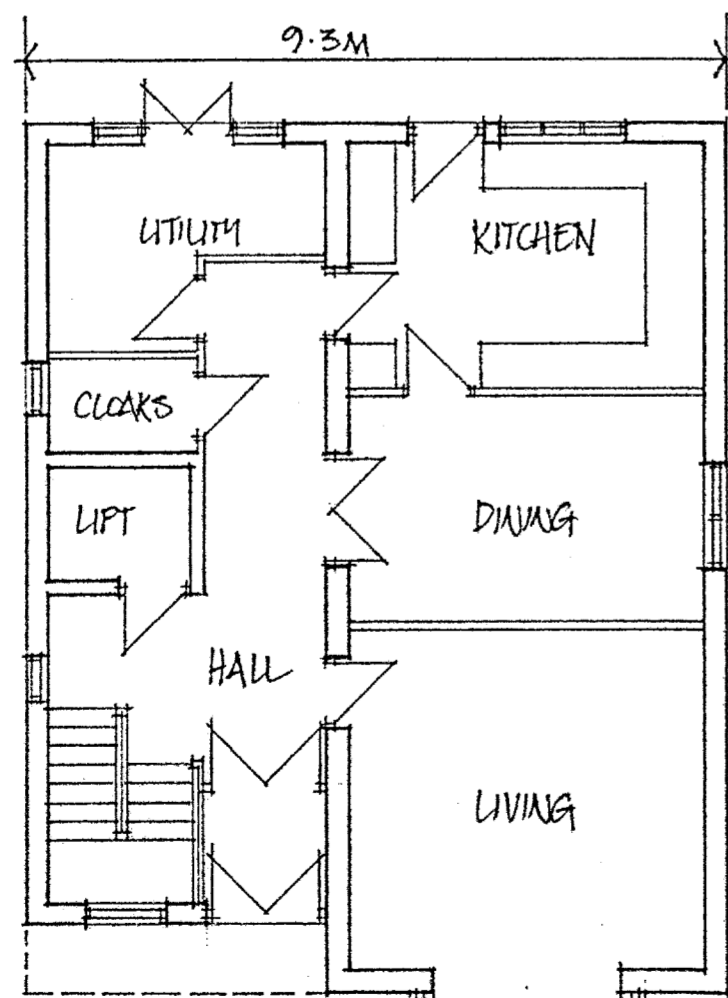
REAR ELEVATION



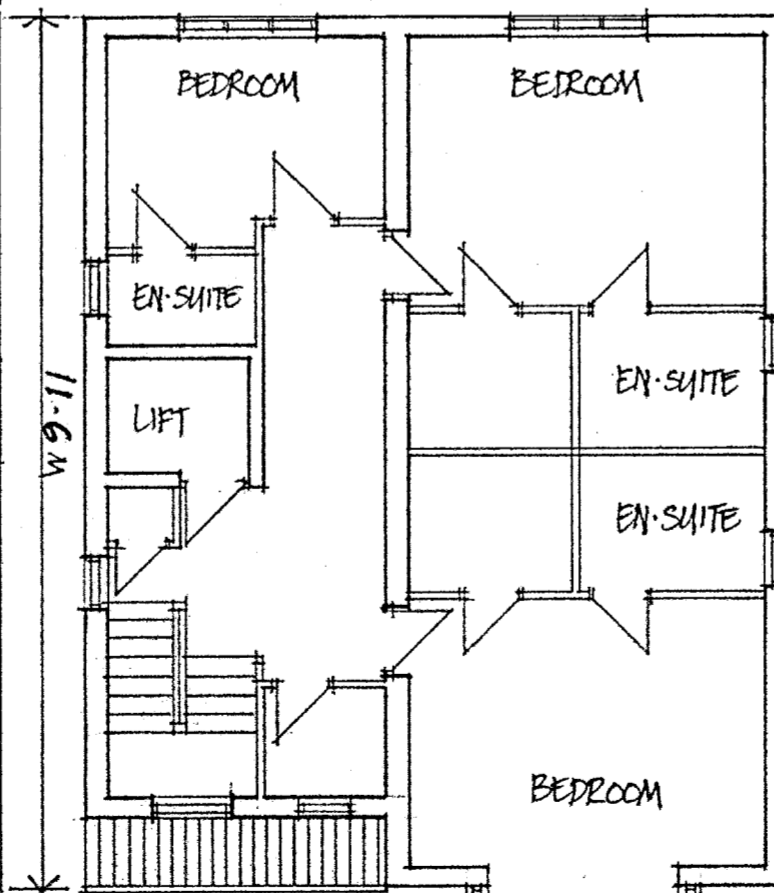
GABLE ELEVATION TO NO 56



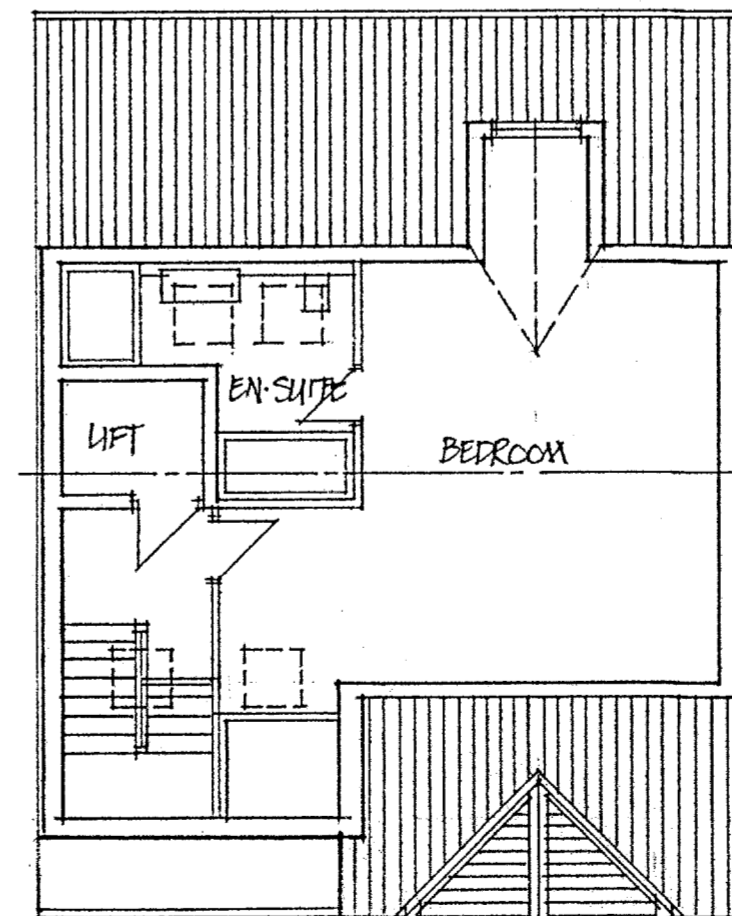
BASEMENT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

DATE	REVISION DESCRIPTION

659A ROUNDHAY ROAD
 OAKWOOD
 LEEDS
 LS8 4BA

MJF
 ARCHITECTS LTD

TEL: 0113 2400012
 FAX: 0113 2492766

PROJECT ~ 56A THE DRIVE, CROSSGATES
 LEEDS

DRAWING DESCRIPTION: ~ PLANS - ELEVATIONS PROPOSED
 CLIENT: ~ MR. I. GORDON
 SCALE: ~ 1:100 @ A2
 DRAWN/CHECKED BY: ~ 828.PL.02
 DRAWING NUMBER: ~ 828.PL.02