



Report of the Chief Planning Officer

PLANS PANEL NORTH & EAST

Date: 3 December 2015

Subject: APPLICATION 15/04713/FU – Application for a change of use of house to form five flats including three and two storey extensions to front, side and rear with first floor balconies; accommodation within the roof-space with dormers to the rear at 135 Alwoodley Lane, Alwoodley, Leeds, LS17 7PG

APPLICANT

Mr Tarsuslugil

DATE VALID

26 August 2015

TARGET DATE

21 October 2015

Electoral Wards Affected:

Alwoodley

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: GRANT PERMISSION subject to the following conditions

1. Time limit on full permission;
2. Development carried out in accordance with approved plans
3. Samples of the external building, surfacing materials and details of window frames to be submitted to the LPA for written approval and to be implemented as approved.
4. Landscape scheme to be submitted, to be submitted to the LPA for written approval and to be implemented and retained.
5. Tree protection
6. Boundary treatments, including details of making good the front boundary stone wall and details of balustrades to be submitted to the LPA for written approval and to be implemented as approved
7. Provision of visibility splays (2.4m x 120m east and 2.4m x 117m west)
8. Closing off redundant access
9. Maximum Access Gradient: Not to exceed 1 in 40 (2.5%) for the first 15m and 1 in 20 (5%) thereafter. The gradient of the pedestrian access shall not exceed 1 in 20 (5%).
10. Laying out of areas to be used by vehicles.
11. Cycle/motorcycle facilities to be submitted to the LPA for written approval and to be implemented as approved

12. Works management plan to be submitted to the LPA for written approval and to be implemented as approved
13. Minimum access width of 5.0m
14. Gates to be set back 5.0m with automated opening/closing into the site.
15. Construction details of the footpath crossing and/or construction details of the reinstatement to full height footway of any redundant crossing.
16. No development shall take place until details of any installation and/or erection of any extract ventilation system, flue pipes, or other excrescences proposed to be located on the roof or sides of the building, including details of their siting, design and external appearance have been submitted to and approved in writing by the Local Planning Authority and to be implemented as approved
17. Restrictions to working times (0800 – 1800 Mon to Fri and 0900-1700 Sat with none on Sundays and bank holidays)
18. Unless otherwise agreed in writing by the Local Planning Authority all mechanical plant shall be located within the building.
19. Contamination conditions – Standard conditions

1.0 INTRODUCTION

- 1.1 This application seeks permission to convert the existing dwelling that occupies the site from a single dwelling into five x 3 bedroom apartments; this would include extensions to the existing building and the laying out of the existing car-parking to the front. This application responds to recent appeal decisions at No.264 Alwoodley Lane in terms of the principle of apartments within this location. There has been a good deal of community and political interest in avoiding apartment development on Alwoodley Lane and the representations received against this application suggest that there is no change in feeling.
- 1.2 The application is brought to Panel at the request of Councillor Peter Harrand who has raised objections and in light of these has requested that the matter be brought before Panel.

2.0 PROPOSAL

- 2.1 The proposed development seeks planning permission for the conversion of the existing five bedroom, two storey detached property into five x3 bedroom self-contained flats. This would include three two storey extensions; one to the front and two to the rear to add additional accommodation space. In addition a three storey front extension would be added to the front to create a main entrance point that would house a staircase and a lift. The existing roof-space would be utilised as accommodation which includes the addition of dormer windows to the rear. The existing parking space to the front would remain as the parking area and would be extended marginally toward the east of the site. Two apartments are proposed to the ground floor and two to the first with the fifth apartment being within the roof-space. Each unit would have living, dining, kitchen and bathrooms with all bedrooms having en-suites except bedroom three within the unit within the roof-space.
- 2.2 The front of the proposed building would be well back from the sites frontage, thereby being set further back than No.133 and forward of No.137 Alwoodley Lane. The proposed extensions would be constructed of render, timber cladding and stone under hipped and flat roofs. The bulk of the flat roofed approach would be towards the rear of the building and these elements would be in part timber clad providing a modern contrast to the rear of the building.
- 2.3 The vehicular entrance into the site from Alwoodley Lane would be re-located

slightly to the east of the boundary wall and would be widened to 5.0m. to allow the two-way passing of vehicles within the site.

- 2.4 The existing garden areas to the rear and the eastern side would provide the main private amenity space to the apartments with the first floor units each having a balcony as well as access to the communal garden area. Indicative landscaping has been shown on the proposed site plan showing tree coverage increased along the front and eastern boundaries.
- 2.5 The submitted plans show that eaves height would remain as existing and in general the existing ridge height would remain as existing with an increase in part of some 500mm.
- 2.6 Parking provision would be ten spaces for residents plus two visitor spaces. A cycle store would provide space for six cycles. A bin store is also proposed.

3.0 SITE AND SURROUNDINGS

- 3.1 The application relates to 135 Alwoodley Lane, a large detached stone and render house set in mature landscaped gardens on the northern side of Alwoodley Lane. The existing property appears to have been extended over the years, and occupies a large plot surrounded by mature trees and hedges. The existing access onto Alwoodley Lane is in the south western part of the site.
- 3.2 Alwoodley Lane slopes uphill from east to west along the front of the site, with the brow of the hill being close to the west of the existing access point. This part of Alwoodley Lane is characterised by large detached properties with wide road frontages, with a considerable amount of variety in their ages, designs and materials. Properties on the northern side of Alwoodley Lane have relatively large rear gardens, with gaps between the properties allowing views through to the open golf course land to the north.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 PREAPP/14/00974 - Extension and conversion to flats – Advice given that in principle the conversion of the property to flats would be acceptable providing there is adequate parking and garden space. With regards to the extension(s) the proposed design would need to respect the existing dwelling and the immediate street scene. Furthermore, the proposed extensions should not cause harm to the neighbouring properties.
- 4.2 08/02321/FU - Detached 3 bedroom house to garden site – Refused
- Overdevelopment.
 - That the proposed excavation works, retaining structures and hardstanding and the loss of vegetation along the site frontage would result in a prominent and unsympathetic development that would detract from the visual amenities of the area.
 - Lack of vehicular turning facilities within the site.
- 4.3 10/02251/OT - Outline application to erect 2 detached houses - Refused
- The proposed development would result in the loss of a property and garden which are considered to be important features within the Alwoodley Lane street-

scene, scale and layout proposed would detract significantly from the character and appearance of this established residential area,

- 4.4 In September 1992, outline permission was granted for five detached dwellings on the site of the application property and the land to the east. The three dwellings which now exist to the east of the site, (numbers 137, 139 and 141) were built under three individual full applications approved in August 1993 (reference 30/202/93/RM), October 1994 (reference 30/174/94/FU) and January 1993 (reference 30/429/92/FU) respectively.

5.0 THE HISTORY OF NEGOTIATIONS

- 5.1 Officers raised concerns regarding the flat roofed element to the proposed entrance element that would house the stairs and lift; re-formation of the parking and accesses point was also required along with a greater degree of street facing planting and a fence along the western boundary for the depth of the parking area. Moreover there were issues with the proximity of the windows and balcony closest to the eastern boundary and with side elevation windows to the western side in close proximity to the boundary with the adjacent property. The windows and balcony closest to the eastern boundary was some 14m from the boundary, Officers advised that given the elevated position this would introduce and certainly give the perception of over-looking. A kitchen/dining room windows to the eastern side were approx. 5.2m to the boundary and therefore short of the guidance given in SPG13 – Neighbourhoods for Living which states that 10.5m should be retained from dining room and 7.5m for kitchens. Officers also sought a revised cycle shelter to appear more in keeping with a domestic setting akin to that of the immediate area. Subsequent revisions have been submitted for assessment and the scheme before Members is the resulting scheme negotiated between agents for the applicant and Officers.

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 The application has been advertised by site notice dated the 18 September 2015 and 12 October 2015. In response 22 letters of objection have been received including comments from Cllrs Buckley and Harrand.
- 6.2 The issues raised by local residents have been summarised below:
- Loss of light
 - Loss of privacy
 - The proposed scale and mass results in a development that is out of character within the area.
 - The scheme is a commercial enterprise to maximise income.
 - The principle of demolishing long standing houses for flat development would harm the area.
 - The additional would harm the character of the existing house.
 - Highway safety
 - The site notice was removed.
 - In addition Sand Moor golf club have objection on the basis that the “proposal would have an impact on both the privacy of the course and in terms of blocking sunlight and airflow to crucial fine turf areas of our course, which would have a detrimental effect on their quality. In addition the golf club would like to object that they received no formal notification of the actual application”.

6.3 Alwoodley Parish Council maintains its opposition to any demolition or conversion of existing houses into flats, in particular on Alwoodley Lane. The approval granted for No,264 Alwoodley Lane has created a precedent. They note that care has been taken to minimise any change in appearance to this property that would adversely affect the street- scene but would make the following observations:

- The original stone wall should be retained.
- The flat roofed column at the front of the building would be better sited at the rear of the property.
- The car parking facilities should be sited at the rear of the property.
- The property is on the brow of a hill and therefore there should be adequate parking for visitors so that they do not park on the road.
- The vehicular opening is too narrow for the number of vehicles.

6.4 Cllr Buckley raises points that:

- The parking should be to the rear.
- There should be enough parking provision.
- The existing access is too small.
- The stone wall should be preserved.

6.5 Cllr Harrand has raised the below points:

- A building of this size is clearly out of sympathy and out of character with the rest of Alwoodley Lane. We are aware of the two unfortunate decisions by appeal inspectors on 264 Alwoodley Lane but we believe that the development of flats, however well disguised as a single family home, is still inappropriate for this road. The effect on the character of the area is likely to be fundamental and the creation of a three storey entrance block with a lift is almost commercial.
- The introduction of a flat roof into the area is similarly out of sympathy with the design and amenity of this part of Leeds 17.
- Highways officers will, I presume, wish to comment on the parking issues inevitable for a development of this size, with, I guess, a minimum of two cars per residence.
- The provision of a balcony as planned at the eastern side of the building would appear to affect the residential amenity of the people living next door and this would surely have to be amended, whatever sort of building was proposed for the site.

7.0 CONSULTATIONS RESPONSES:

7.1 Drainage: No objections.

7.2 Highways: The initial drawings raised concerns as the existing access is unsuitable to accommodate a development for multiple properties. As such it was required that the access be widened to at least 5.0m and visibility of 2.4m x 120m achieved. Revised drawings and details were submitted and Highways have accepted the level of parking as now being acceptable and that the impact on highway safety is acceptable, therefore Highways raise no objections subject to conditions.

8.0 PLANNING POLICIES:

8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

Local Policy

The Development Plan for Leeds currently comprises:

- (i) The Leeds Core Strategy (Adopted November 2014). This is the main document of the Local Development Framework (LDF).
- (ii) Saved UDP Policies (2006) – Appendix 1 of the Core Strategy.
- (iii) The Natural Resources and Waste Local Plan (2013).

- 8.2 The plan's aim is to guide development and investment decisions and to provide a framework for Development Plan Documents. Following the adoption of the Core Strategy and the Natural Resources and Waste Local Plan, a number of UDP Policies have been deleted which are also identified in Appendix 1 of the Core Strategy. In addition to the saved UDP Policies a number of site specific policies are also saved until they are superseded by the Site Allocations Plan, Aire Valley Area Action Plan or future Development Plan Documents once adopted.
- 8.3 The below Core strategy and saved UDP (2006) policies, supplementary development documents and national guidance are considered to be relevant to this application.

Core Strategy

General Policy – Sets out the presumption in favour of sustainable development

Policy SP1: Seeks to concentrate the majority of new development within the main urban areas and ensure that development is appropriate to its context.

Policy P10 - Design

Policy H4 – Housing Mix

Policy H6 – Flat conversions

Policy T2 – Accessibility requirements and new development

Saved UDP (2006)

Policy GP5: Development should not cause loss of amenity and resolve detailed considerations.

Policy BD6: refers to extensions/alterations should respect the design of the original building.

Policy BD5: Seeks to ensure new development protects amenity.

Policy LD1: Seeks to ensure that development is adequately landscaped

Policy N23 – Refers to open space and the retention of existing features which make a positive visual contribution.

Policy N25 – Refers to boundaries around sites

Policy T24 – Refers to parking

Supplementary Planning Guidance 13 - Neighbourhoods for Living.

Supplementary Planning Guidance 6 – Self Contained Flats

National Policy

- 8.3 National Planning Policy Framework (2012):
- This document promotes sustainable (economic, social and environmental) development section 6 – Creating a wide choice of homes and Section 7 – Requiring good design of the National Planning Policy Framework (NPPF) are relevant to the consideration of this application.
 - Guidance on conditions is provided within the Planning Policy Guidance.

8.4 DCLG - Technical Housing Standards 2015:

The above document sets internal space standards within new dwellings and is suitable for application across all tenures. The housing standards are a material consideration in dealing with planning applications. The government's Planning Practice Guidance advises that where a local planning authority wishes to require an internal space standard it should only do so by reference in the local plan to the nationally described space standard. With this in mind the city council is currently developing the Leeds Standard. However, as the Leeds Standard is at an early stage within the local plan process, and is in the process of moving towards adoption, only limited weight can be attached to it at this stage.

In this instance the proposal consists of five x 3 bedroom apartments and therefore the housing standards require 108 sq/m for 3 bedroom (6 bedspace). The roof-space has been used to look at the property as a three storey dwelling for these purposes.

The proposed 3 bedroom (6 bedspace) units have floor areas of:

- Apartment 1: 202 sq/m
- Apartment 2: 149 sq/m
- Apartment 3: 192 sq/m
- Apartment 4: 141 sq/m
- Apartment 5: 152 sq/m

As such the proposal exceeds the standards set out above.

8.5 Community Infrastructure Levy:

The site falls within Residential Zone 1 with a net gain of 420 sq/m internally at a charge of £90. This development is CIL liable and is likely to generate a CIL charge of £37,800. CIL is generally payable on the commencement of development. The payment of CIL is non-negotiable, except in exceptional circumstances, and consequentially is not material to the determination of the planning application. Accordingly this information is presented simply for Members information.

9.0 MAIN ISSUES

- 1) Principle of Development
- 2) Character and appearance
- 3) Residential amenity
- 4) Highway matters
- 5) Landscaping
- 6) Other matters
- 7) Conclusion

10.0 APPRAISAL

Principle of Development

- 10.1 Sustainable Development is a key aspect of the current planning policy framework at both national and a local level. Spatial Policy 1 of the Leeds Core Strategy (LCS) seeks to ensure that new development is concentrated in the main urban areas in order to ensure that shops, services and public transport are easily accessible. The application site is located within a wider established area of a residential settlement and is in current use as a residential site with one detached property occupying the

site with associated off-street parking and gardens. The site is close to local facilities and as such is considered to be in a sustainable location. The National Planning Policy Framework (NPPF) identifies one of its core principles as encouraging the effective use of land by reusing land that has been previously developed (Brownfield land). This application refers to residential development on land that has previously been developed in terms of the existing built structures and hard-standing areas; the extent of the proposed extension and car-parking area is regarded as Brownfield. The garden land is however classified as Greenfield (following changes made in June 2010) but this area is to be retained.

10.2 Section 6 of the NPPF deals with the need of housing and para. 53 states that LPA's should set out policies to resist inappropriate development of residential gardens, i.e. where development would cause harm to the local area. Thus, the emphasis on local character is still a paramount consideration when dealing with residential development on garden sites, as such the NPPF reflects the Council's approach in seeking to resist inappropriate development and placing emphasis on design and protecting the character of an area. It is however also important to note that each planning application must be judged on its own individual planning merits. In this instance it is considered that the principle of re-developing the existing building and site for residential use as apartments is acceptable as the the development represents a conversion of the existing with some level of extension works on mainly Brownfield land with no significant levels of Greenfield land lost. The site would still retain a substantial level of garden land thereby the resultant building would still respond to the theme of large properties in plots that offer large gardens areas.

10.3 Members may recall a previous case for the re-development of a site at No.264 Alwoodley Lane (which including demolition of the existing building and a replacement block of three large apartments) where the appeal Inspectors for earlier applications at No.264 noted that the loss of a family home in this location was not necessarily harmful to the residential character of the area as apartments could still be occupied by families depending on the nature of the scheme:

"The site lies within the built up area and to my mind there is no fundamental objection to the principle of a development of apartments on this site. Indeed the provision of apartments would provide greater choice for residents...."

10.4 The proposed apartments are of a scale that could very easily accommodate a family and the development would retain the garden area to the rear and side, thereby presenting a residential scheme responding to the areas particular residential context. Moreover whilst Officers take full note of the comments made in representation that apartments would be harmful to the local character there is no policy context that would support the refusal of apartments in principle on the basis that Alwoodley Lane or any other area where apartments are not present or are the minority housing option. This in union with previous Inspectors findings that the principle of apartments on Alwoodley Lane is acceptable (dependent upon the nature of the scheme) places Officers in no other position than to accept the principle of re-developing the site for apartments.

Character and Appearance

10.5 The National Planning Policy Framework states that "good design is indivisible from good planning" and 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". Core Strategy policy P10 and saved UDP policy GP5 seek to ensure that development is of high quality.

- 10.6 The application which is under consideration is located on Alwoodley Lane, which is a wide street, lined with grass verges and trees and has an attractive and established residential character where large properties are set within generous plots with mature landscaping. There are an array of house types and styles along the length of Alwoodley Lane that vary in scale and massing and period of build. The character and appearance of the immediate area is distinct and the immediate locale should be the focus in terms of responding to character and appearance. The application site and the dwellings close to it on the northern side of this part of Alwoodley Lane are set back from the highway behind gardens or hard-standing areas with stone walls, railings and planting defining front boundaries from the highway.
- 10.7 The application proposes to retain the existing building and add extensions to the north-eastern corner, north-western corner and to the front which is already used as a seating area that is screened by a high wall. There will generally be no increase in height other than 500mm in part where the extension to the front is proposed, however the resultant building would remain to appear as two storeys but for an entrance block that would read as three storeys. The accommodation would utilize the ground and first floor and create accommodation within the roof-space with the addition of two flat roofed dormers to the rear. Each unit would have access to private amenity space in the form of a communal garden area to the side and to the rear with the two units at first floor each having a small balcony. The site would be laid out with the main aspect of the building facing out towards Alwoodley Lane. At the front the external materials would be a smooth white render and a stone plinth. The stone would match that of the existing whilst the colour of the render would be amended from cream. White render is a feature within the immediate street-scene. Views from the public realm would exist onto the rear from the eastern part of the highway and from the Golf Course to the north; the rear extensions would be flat roofed and this would add a modern design approach to the building without being intrusive within a street-scene of pitched and hipped roofs. This contrast is not considered to be unduly harmful within the context of the immediate area and the flat roofs would not be unduly evident from the public realm.
- 10.8 The parking area would be as already exists but the proposals would see a more formal arrangement and this area would be screened by the existing and additional planting so that it would not appear oppressive and harmful to the character and appearance of the street-scene. This screening would further act to reduce the presence of the building within the street-scene which would still have an architectural vernacular at the front that is responsive to the domestic scale and the character of the immediate area.
- 10.9 Access into the site would be gained through one punctuation in the front boundary; the existing access would be moved further to the east along the boundary wall and widened to meet with Highways requirements.
- 10.10 In light of the above it is considered that the proposed building would appear from the street-scene as a building of simple architectural vernacular with no increase in height and extensions that are considered to be proportionate additions that avoid engulfing the existing dwelling. The resultant building is considered to represent development that is acceptable in its context by reason of the design, scale and massing and the enlarged building responds to the domestic scale of its

surroundings and would therefore sit comfortably with its neighbours and the resulting development would still appear from the public realm as large house (albeit converted into flats) in a large plot with good levels of garden space.

Residential Amenity

- 10.11 Saved policy GP5 of the Leeds UDP (Review 2006) notes that extensions should protect amenity and saved policy BD5 of the UDP notes that “all new buildings should be designed with consideration given to both their own amenity and that of their surroundings”. The matter of residential amenity is also covered within Policy H6 part C point (iii) which states that “the impact on neighbouring dwellings is not likely to be detrimental to the amenity of their occupants by virtue of the conversion alone or cumulatively with a concentration of converted dwellings, HMOs, or residential institutions”
- 10.12 The building would remain set within the site as exists and the proposed extension to the front infills an external seating and developed area (in terms of hard-standing and a 2.8m high wall). The proposal would also extend further into the site at the rear than the existing dwelling and would terminate in depth beyond the flanking properties. The proposal would be more obvious within the site from the flanking gardens of No.'s 133 and 137 Alwoodley Lane than it would from street level. The scheme before Members is considered to avoid being an overly dominating form of development towards the flanking properties which are set well away from the proposals. Moreover, given the size of the neighbouring rear gardens it is not considered that the scale of the proposals would unduly impact upon the living conditions of neighbouring occupants, even when considering the lower ground level of No.137. Existing and proposed planting would lessen the impact by creating screening and a full landscaping scheme can be secured by condition.
- 10.13 In terms of shading, levels of shade would clearly increase above those from the existing building on site given the increased scale of the development above the existing property on site. During the early part of the day the resulting shade would fall towards No.133 Alwoodley Lane, however it is the level of increase shade would not be of such levels that withholding planning permission would be reasonable on this basis. As the day progresses there would still remain good opportunities for natural light to penetrate No.133; the application site and its flanking neighbours would have good opportunity to receive natural light during the apex of the day. As the day progresses the shade would fall more towards No.137 which sits at lower ground level, however there is a gap of some 14m to the side boundary and tree coverage. This retained gap and the planting are considered to negate any undue levels of shading and the planting would act in some way to absorb the shade.
- 10.14 In respect of retaining acceptable levels of privacy; the front elevation glazing would gain outlooks from the ground and first floors onto the sites frontage and Alwoodley Lane with the properties to the south being in excess of 21m from the front elevation glazing, this therefore accords with guidance within SPG13 – Neighbourhoods for Living which advises that main habitable room windows should have 21m between them with 18m from bedrooms to main aspect windows. No windows are proposed to the western elevation whilst windows serving kitchen/dining and living areas are proposed to the eastern side. SPG13 advises that a separation of 10.5m to boundaries should be achieved from main windows serving such rooms; clearly this will need to be increased for such rooms at higher level i.e. the first floor. As stated above a 14m gap would be retained to the eastern boundary and this separation is considered to negate any undue levels of overlooking onto No.137's private amenity areas.

- 10.15 To the rear the glazing would look out onto the fringe planting to the rear boundary with the golf course. This is considered acceptable and whilst there would be outlooks onto the course, this area is one of relaxation and that the course is a public area where people could reasonably expect to be seen and as such it is considered that the resulting outlooks would not be harmful. At first floor two balconies are proposed, one would have outlooks to the rear with a screen at the sides measuring the full depth of the balcony and full height to reduce outlooks towards the sides. The other balcony would face towards the eastern boundary but would be some 37m from that boundary.
- 10.16 The issue of noise and disturbance must also be given due consideration as four additional households would be created. The parking area would not be re-located and the parking area to the front shows that twelve parking spaces would be laid out, in principle the existing dwelling could accommodate that many vehicles but the reality is that a single dwelling would be unlikely to attract that many vehicles. The proposals include tree planting (indicatively shown on the site plan) and a 1.5m high close boarded timber fence to the western boundary to the extent of the parking areas depth. This fence would act as an acoustic barrier to No.133 with the retained separation and boundary planting acting to reduce impact towards No. 137. It is noted that the proposed driveway and parking area would be increased marginally to extend further towards the side garden and would serve an increased number of vehicles responding to the increased number of households, however, it is not considered that any undue levels of noise and disturbance would occur as a result of the driveway and parking area proximity to the neighbouring properties. With regard to noise and disturbance the increase of the number of dwelling units on site by four, this is not considered to be so significant that the living conditions of neighbours would be unduly harmed. Therefore, whilst Officers accept that the proposal would result in increased vehicular activity the retained separation, the proposed boundary fence and level of landscaping between the site and the neighbouring properties is unlikely to result in a significant harm to living conditions.
- 10.17 The proposed units would be relatively large and there would be good levels of usable amenity space generally in line with the advice given in SPG13 - Neighbourhoods for Living, which seeks private amenity for flats being a minimum area of 25% of the total gross floor area excluding vehicular provisions. The level of garden space that would remain available would be as existing other than for the areas to the rear where the proposed extensions would be sited. To the rear the usable garden area (including terraced areas) would be 36m in width x 11m in depth with a side garden area some 30m in depth x 11m – 15m in width. In addition, the proposed layout shows provision for the storage of bins off the highway and behind a planted screen. Therefore future residents would have good levels of living conditions.

Highways matters

- 10.18 Leeds Core Strategy Policy T2 seeks to ensure that all developments achieve safe and secure access and are located in accessible locations.
- 10.19 As part of this application a technical view was sought from and stringent assessment has been conducted by Highways. Highways consider that the traffic impact of the development would not be at a level that could be regarded unacceptable with a suitable access and visibility.

- 10.20 Twelve parking spaces are proposed (including two visitor spaces) for five x 3 bedroom flats. The initial proposals put to the LPA raised issues regarding the proposed access as this would have been unsuitable to accommodate a development for multiple properties. As such revisions were requested to widen the access to at least 5.0m and provide a visibility of 2.4m x 120m. Subsequent revision were submitted and highways have advised that subject to conditions they raise no objections in terms of parking provision or have concerns that the proposals would be harmful in terms of highway safety.

Landscaping

- 10.21 The submitted site layout plan shows landscaping scheme which indicates a good level of planting retained and proposed. Planning conditions can secure that a landscaping scheme be submitted, implemented and retained, in addition a condition can be imposed for details for full tree protection.

Other matters

- 10.22 This application has attracted 22 letters of representation with the matter being called to Panel by Cllr Harrand regarding the proposals impact on local character and the principle of the development. Local residents made comments regarding impact on amenity and highway safety. The matters of principle, character and appearance and highways matters have already been covered within this report.

- 10.23 Other matters raised by way of representation are:

- The scheme is a commercial enterprise to maximise income.

Planning would be unable to support using the above point to detriment the scheme in a policy context.

- The principle of demolishing long standing houses for flat development would harm the area.

The property is not intended for demolition.

- The site notice was removed.

The first site notice was placed in near vicinity to the application site on the 1 September 2015. A local resident contacted the Planning Officer and advised that the notice had been removed prior to the period of public representation had expired this resulted in a second notice being placed close to the application site on the 9 October 2015. During putting the second notice up, the Planning Officer noted that the September notice was still attached to the lamp post outside No.133 Alwoodley Lane.

- Sand Moor golf club have objections on the basis that the proposal would have an impact on both the privacy of the course and in terms of blocking sunlight and airflow to crucial fine turf areas of our course, which would have a detrimental effect on their quality. In addition the golf club would like to object that they received no formal notification of the actual application.

The matter of privacy for the golf course has already been covered and there is no evidence provided that the proposed developments would interfere with airflows, and in any event the LPA would not seek to withhold planning permission on this basis.

The golf course is an expansive area and very little weight is given to this point, especially given the existing shade cast by the tree coverage on the boundary with the course and the applications sites rear garden. The LPA has fulfilled its statutory requirements to advertise the proposed development.

- The Parish Council maintains its opposition to any demolition or conversion of existing houses into flats, in particular on Alwoodley Lane. The approval granted for No,264 Alwoodley Lane has created a precedent. They note that care has been taken to minimise any change in appearance to this property that would adversely affect the street- scene but would make the following observations:
- The original stone wall should be retained.
- The flat roofed column at the front of the building would be better sited at the rear of the property.
- The car parking facilities should be sited at the rear of the property.
- The property is on the brow of a hill and therefore there should be adequate parking for visitors so that they do not park on the road.
- The vehicular opening is too narrow for the number of vehicles.

The matter of principle of development and highways matters have already been covered. A condition can ensure that the existing stone wall is made good and details of boundaries can also be conditioned. The hard-standing and car-parking for the existing is already to the front and this proposal seeks only to formalise that; landscaping can soften its appearance from the street but the situation of parking arrangement is very similar to the current situation and it is not considered that parking to the rear is warranted or desirable. Placing the parking closer to the flanking gardens rather than the neighbours own front hard-standings could lead to amenity issues and a significant reduction in useable amenity space for future occupants of the apartments.

Cllr Buckley raises points that:

- The parking should be to the rear.
- There should be enough parking provision.
- The existing access is too small.
- The stone wall should be preserved.

The above points have been covered.

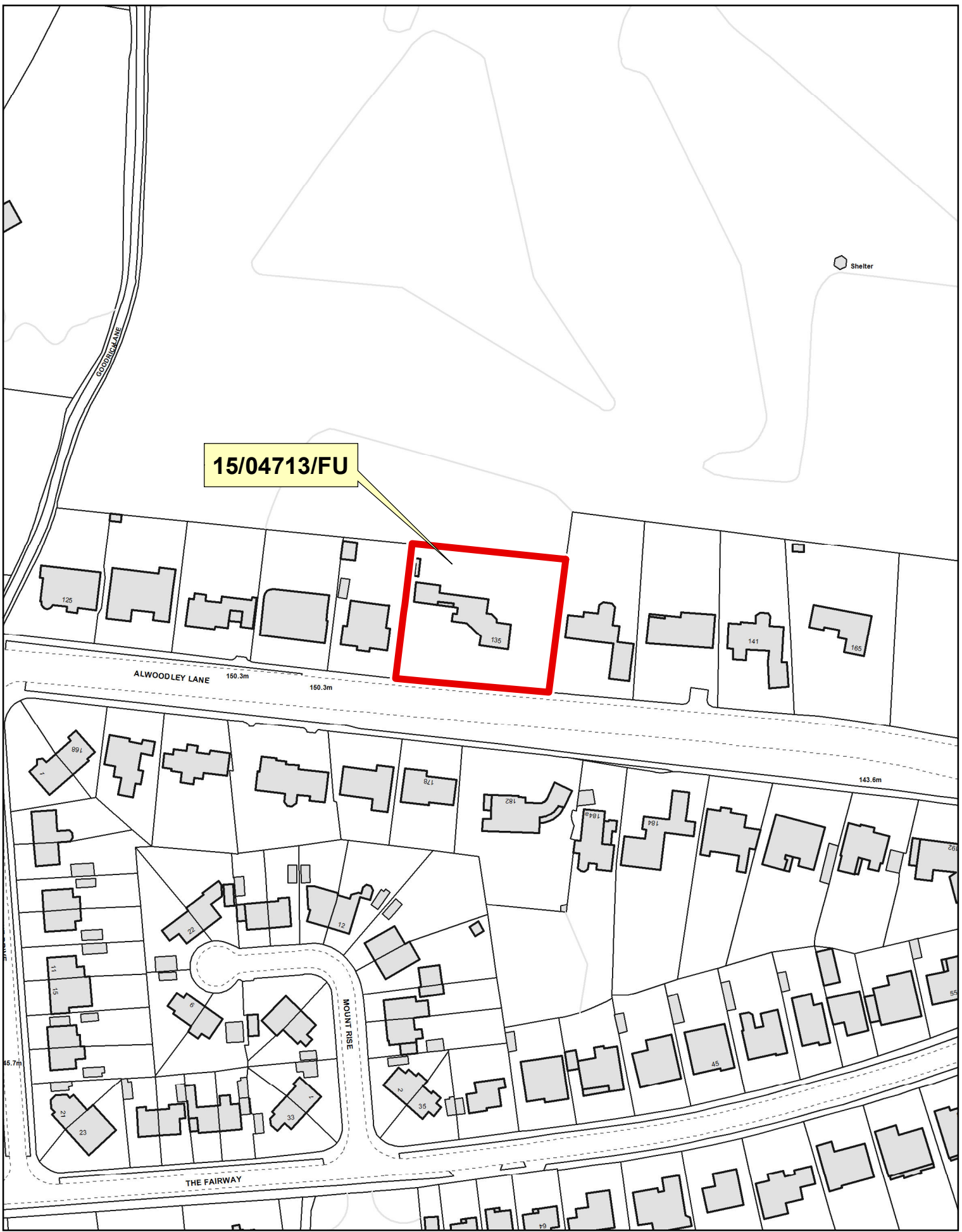
11.0 CONCLUSION

- 11.1 In light of the above, the principle of apartments on this site within the immediate location the application is considered to be acceptable in planning terms and the impact on residential amenity is not considered to be unduly harmed whilst highways and all other material planning matters are considered to be acceptable. As such the proposed scheme is compliant with the relevant policies and guidance detailed within this report and subject to conditions approval is recommended.

Background Papers:

Application file

Certificate of ownership: Certificate B signed by the agent 1 July 2015.



NORTH AND EAST PLANS PANEL

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

SCALE : 1/1500




Sandmoor Golf Club

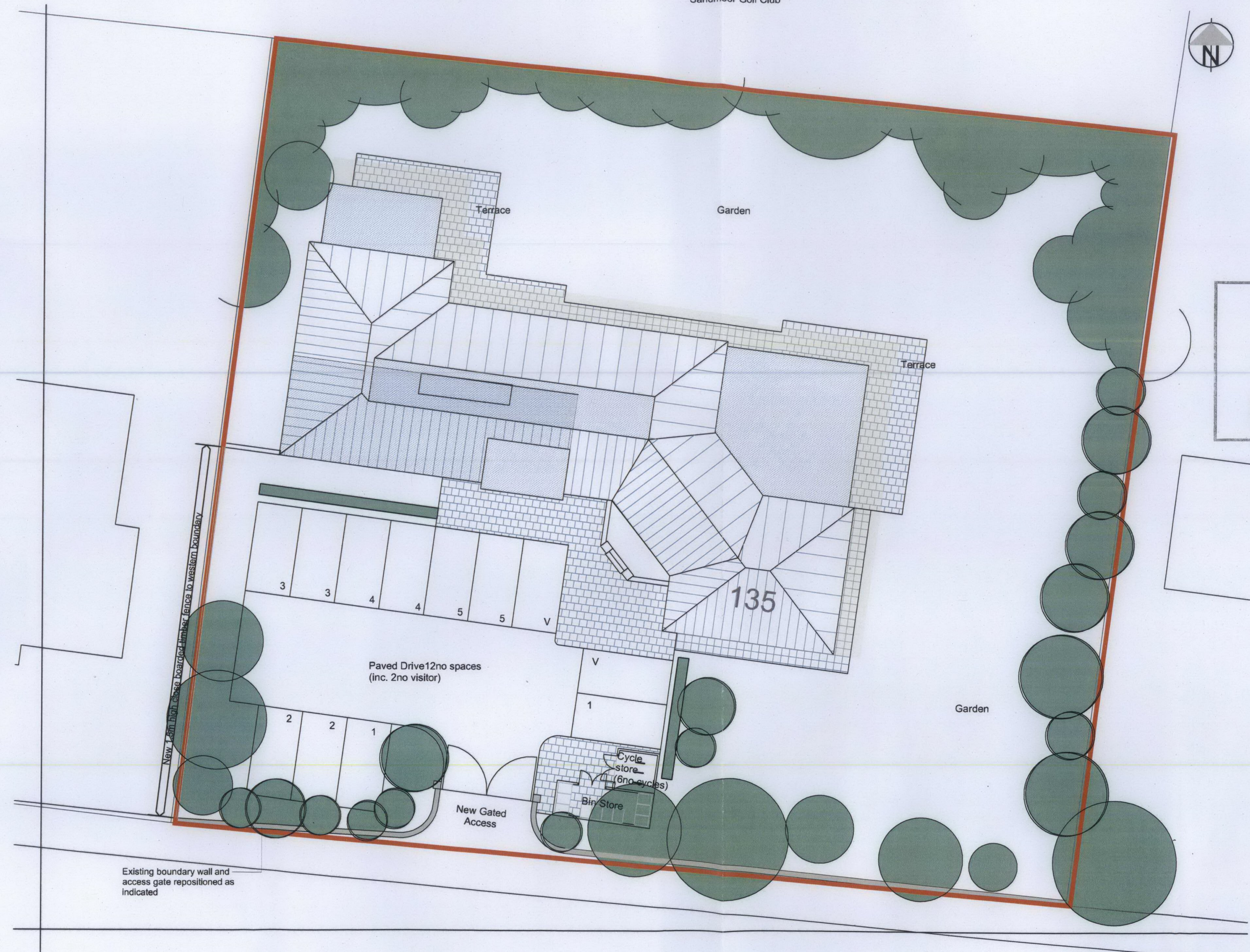


Notes:
Sketch schemes may be based on plan information of unknown origin and is subject to verification and site survey. Contractors must verify all dimensions on site.
This drawing is not to be scaled. Use figured dimensions only. Ensure digital versions are plotted at 'Actual Size'. Building areas are liable to adjustment over the course of the design process due to ongoing construction detailing developments.
Subject to statutory approvals and survey.

Key

 Denotes extent of proposed extensions

LEEDS CITY COUNCIL
26 OCT 2015
REVISED



Existing boundary wall and access gate repositioned as indicated

New 1.2m high close boarded timber fence to western boundary

Paved Drive 12 no spaces (inc. 2 no visitor)

New Gated Access

Cycle store (6 no cycles)
Bin Store

Proposed Site Plan

ALWOODLEY LANE

Project
135 Alwoodley Road, Leeds

Client
Mr I Tarsuslugil

Drawing
Proposed Site Plan

Scale (A3 sheet) date Drawing no
1:200 Dec'14 1401-09E

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