

Leeds
CITY COUNCIL

Originator: Amanda Stone

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Report of the Chief Planning Officer

PLANS PANEL SOUTH & WEST

Date: 10/12/2015

Subject: APPLICATION 15/03540/RM – Reserved matters application for 23 dwelling houses with landscaping and laying out of access roads and sewers at Nethertown Farm, Old Lane, Drighlington.

APPLICANT

Mrs G Wood

DATE VALID

25.06.2015

TARGET DATE

Extended to 21/12/2015

Electoral Wards Affected:

Morley North

Yes

Ward Members consulted (Referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

RECOMMENDATION:

GRANT PLANNING PERMISSION subject to the following conditions:

1. Development in accordance with approved plans;
2. Remove Permitted Development rights for extensions and outbuildings.
3. No piped discharge of surface water from the application site
4. Cycle/motorcycle facilities

The above conditions are in addition to the section 106 obligation and those conditions which were attached to outline planning consent reference 14/06917/OT which relates to:

(S106 Agreement)

1. 15% affordable housing contribution (50% sub market/Intermediate affordable units and 50% social rented affordable units);
2. Off-site greenspace contribution of £72,744.60;

3. Bus stop contribution of £10,000.00 and Residential Metrocard Scheme of 475.75 per dwelling.
4. Provision, management and maintenance of greenfield buffer

(Conditions)

Submission of feasibility study into use of infiltration drainage methods

1. Application for approval of all reserved matters with three years
2. Development in accordance with approved plans
3. Approval of the following details – Layout, scale, appearance and landscaping
4. Samples/Root Mats to be submitted
5. Details of both hard and soft landscape works
6. Submission of Management Plan for Landscape
7. Preservation of hedges/trees
8. Protection of Trees/Hedges/Shrubs
9. Replacement of Trees/Hedges/Shrubs
10. Method statement for stabilizing the embankment
11. Contaminated Land Information
12. Amended Remediation Statement
13. Verification Reports
14. Importing of soil
15. Provision nesting birds and bats.
16. Protection of nesting birds
17. Details of vehicular access
18. Maximum gradient to access
19. Maximum gradient to driveways
20. Construction Practice
21. Restriction on the developable area of the site
22. Specified off site highways works
23. Works to un-adopted length of Old Lane
24. Restrict on height and volume of properties
25. Drainage feasibility study
26. Shallow mining works
27. Highway survey

1.0 INTRODUCTION

This application is a Reserved Matters submission to consider the outstanding matters of layout, scale, appearance and landscaping in relation to the approval of outline planning permission (including details of access) for residential development on a brownfield site within the greenbelt at Nethertown livery stables, Old Lane, Drighlington in accordance with 14/06917/OT.

- 1.1 Outline planning permission for residential development was granted on this brownfield site in the greenbelt in March 2015, subject to a condition restricting the volume of the development to a maximum of 10,000m³ and the heights of the properties to be no greater than two storeys. The current application seeks detailed reserved matters approval for a scheme of 23 houses consisting of two bungalows and 21 two storey dwelling houses.
- 1.2 This application is reported to Plans Panel at the request of the Ward Councillor Leadley due to the number of dwellings exceeding the 19 dwellings shown on the indicative plans and the implications this may have on the openness of the greenbelt

by exceeding the volume restriction of 10,000m³ secured through condition 23 imposed to protect the impact of the development on the greenbelt.

2.0 PROPOSAL:

This is a Reserved Matters application to consider matters of layout, scale, appearance and landscaping for the provision of 23 houses at Nethertown. Access and the principle of residential development were both established by the previous outline planning permission 14/06917/OT approved on 02 April 2015.

2.1 The application proposes 23 dwellings, equating to the maximum volume and height permitted by the outline permission. All the properties are no greater than two storeys in height and the total volume (details of which can be found on plan ref: 054-PD-76 rev C) including garages is calculated at 9924m³.

2.2 In accordance with the requirements of the section 106 agreement which forms part of the outline permission, 15% of the proposed dwellings (3 houses) are proposed as affordable homes, a contribution towards off site greenspace provision has also been secured through S106 agreement and a third of the site is also proposed to be turned back to greenfield on the east side of the site. This land is to include a landscape buffer.

2.3 Following consultation there have been a series of revisions seeking to address concerns raised by consultee's and Members. These are detailed further below, but in summary they are as follows:

- Alterations to the scale, form and design of the properties in order to meet the design aspirations for the site;
- Alterations to the window detailing, inclusion of chimneys, architectural detailing, gates and timber framed carports;
- Alterations to the access road to create a more informal highway by reducing the dominance of the car within these spaces whilst improving the aesthetics of the development through the use of block paving and introduction of road narrowing's;
- Removal and repositioning of garages and detached carports to mitigate harm to openness and create a tighter grain to the development through linking of the properties by timber framed carports and mitigating impact on existing trees bordering the north side of the site;
- Materials – block paving, brick, stone and tiles (details of which are controlled through condition);
- Boundary treatments – dry stone wall to Old Lane;
- Landscaping and landscape buffer.
- Alterations to the scale, form and layout of the affordable units to increase floor space and outdoor amenity and reduce the amount of parking to front by moving these to the sides to allow a greater amount of soft landscaping.

2.4 Three affordable housing units are proposed to north east corner of the site. These comprise of three 2-bedroom, two storey terraced properties within a detached building, which the housing team have confirmed are acceptable in terms of housing requirements in the area. The properties are to be served by five parking spaces which are laid out to the front and sides of the building. Each property will be served by north facing gardens which are 10m in depth and are afforded between 45m² and 85m² of outdoor amenity and 70m² of internal floor space. Cycle and bin storage facilities are also provided on site.

- 2.5 Amendments have been made to the scale, form and layout of the affordable units in order to meet national space standards and increase outdoor amenity provision at the rear. Further revisions have also been made to the design of the building in order to achieve a more cohesive property which relates sympathetically with the rest of the development through the use of 'blind tenure'. The building now reads as a single detached house from the front with doors for the end properties being repositioned to the side. Parking has been moved to the sides of the property and one space to the front in order to facilitate greater amount of soft landscaping opposed to a car dominated frontage.
- 2.6 The remaining units consist of two three bedroom properties (plots 22 and 23) and 18 four-bedroom detached or semi-detached houses. The properties vary in terms of their appearance, scale, height and form. This is especially evident on the site frontage which consists of a chalet type bungalow to the left hand side of the access road and two storey properties located on the right side of the access road which are linked together by open carports. These properties front a courtyard area which serves 3 other dwellings to the northeast part of the site. The design ethos has been to create the appearance of a farmyard/agricultural cluster of buildings.
- 2.7 All the properties are to be constructed of a mix of stone and brick with tiled roofs. The properties are proposed to be two storeys in height; the bungalows incorporate rooms in the roof space and feature small pitched roof dormers and rooflights.
- 2.8 Each property is served by two parking spaces some including carports, and garages, albeit for plot 16 which has one. Cycle and bin storage facilities are also shown to be provided on each plot.
- 2.9 The development access was approved as part of the outline permission, which is situated centrally within the site. The properties are to be served by a T shaped access road which is designed to an adoptable standard. A smaller private road will lead to a courtyard which will serve five properties on the eastern part of the site. In response to design officer advice the internal road is now more angular in shape and is to be block paved throughout.
- 2.10 Off-site pedestrian footpath connections are proposed in order to improve connections to local amenities. This matter has been secured under the Outline permission.
- 2.11 Cumulatively the footprints of existing buildings (excluding temporary buildings, containers and plant etc.) equate to 2,276m² & 12,176m³ in volume. As discussed above on the 'schedule of areas and volume plan' the proposed footprints of the new properties would equate to 2600m² and volume 9924m³.

3.0 SITE AND SURROUNDINGS:

- 3.1 The historical use of the site was agricultural (pig farm) however this use ceased in 2001 following the onset of the foot and mouth disease. Alongside this use planning permission was granted under application ref: H23/235/90/ for change of use of some farm buildings to form livery stables and use of land to form an all-weather ménage riding area on 11/02/1991. Further consent was granted under application ref: 23/690/04/FU for demolition of stable and erection of equestrian lecture room on 29/12/2004. Planning records and aerial photos show caravan and storage use evident on site prior to 2005. Consequently, the caravan and storage use and associated buildings, albeit unauthorized are immune from enforcement action.

- 3.2 The site is a 'brownfield site' in the adopted greenbelt which extends to approximately one hectare. The site is L shaped, fairly level and lies on the northern edge of Drighlington village, approx. 9km to the south west of Leeds City Centre. Bordering the site to the south is Old Lane and to the north is the A58 (Whitehall Road) which run parallel to each other. Access to the site is provided off Old Lane. The site is elevated from Whitehall Road and separated by a steep wooded embankment. Across Whitehall Road to the northwest side of the A58 are a row of trees protected by a tree preservation order. Beyond these trees are open fields.
- 3.3 The site is now currently occupied by numerous buildings which are for the most part contained centrally in the site. These buildings appear to be used for the stabling of horses and are generally of a block and render construction and vary in scale albeit for a significantly larger portal frame building to the north side of the site.
- 3.4 Notably the west side of the site nearest the residential housing has retained a more open character consisting of a horse riding open arena, and land which is hard surfaced in part accommodates parked touring caravans and a number of trailers along the northern boundary. However, this area is contained on all four sides by built development - A58 to the north, residential dwellings to the south and west and stables to the east. The residential properties are varied in terms of age, styles and designs (a mix of single and two storey dwellings) as is the spatial character of the area. There is also a tree which is protected by a tree preservation order near to western boundary.
- 3.5 The east side of the site is predominantly occupied by trailers and shipping containers along with other plant and storage paraphernalia linked to the storage use. This part of the site is considered to be the most sensitive in relation to the greenbelt and is strewn with unsightly structures and containers along with plant, debris and other refuse which is evident from Old Lane and forms an unsightly blot on the landscape, adjacent to residential properties on the south side of Old Lane. Some relief is provided by a mature hedge row which runs along the eastern boundary and screens the site from the adjacent open fields. The large portal frame building to the north side of the site is the only visible structure interrupting public vistas directly to the east and further down Old Lane.
- 3.6 Old Lane descends on a gentle gradient towards the south east. This section of the road is bordered by open fields, agricultural buildings, a farmhouse and converted barn buildings. Further towards the east are a row of terraced properties and detached bungalows. Opposite is a public footpath which connects Old Lane with Whitehall Road. There is also an unmade footpath at the northern end of Old Lane which connects directly with New Lane

4.0 RELEVANT PLANNING HISTORY:

14/06917/OT: Outline application for residential development and means of access – Approved by committee on 02/04/2015

14/02539/OT: Outline application for residential development and means of access - Withdrawn on 06/11/2014

23/690/04/FU: Demolition of stable and erection of equestrian lecture room – Approved 29/12/2004

23/573/04/FU: Change of use of stable to equestrian lecture room – Refused 18/11/2004

23/274/92/FU: Location of 6 containers for use as pig rearing sheds – Refused 20/10/92

H23/235/90/: Change of use of some farm buildings to form livery stables and use of land to form an all-weather ménage riding area – Approved 11/02/1991

H23/236/90/: Nethertown Pig Farm Old Lane Drighlington Morley - Proposal: Change of use of farm to farm and transport business - Withdrawn: 14-SEP-90

H23/234/90/: Change of use of agricultural building to workshop – Approved 13/02/1991

H23/23/87: Outline application to layout access road and erect residential development to cleared site – Refused 13/04/87

Dismissed on appeal 22/02/1988

The inspector concluded that whilst the site is partly covered by concrete yards and buildings and is not a Green field; his view was that this was not a sufficient reason for granting consent. Many farms in the green belt could argue in a similar way and were consent to be granted for housing development in these cases the open rural character and appearance of the country side would be detrimentally affected to an unusual and unacceptable degree.

5.0 PUBLIC/LOCAL RESPONSE:

5.1 Site notices were posted on 13 July 2015

5.2 Local ward members were notified through the Highways consultation process.

5.3 Ward members:

Councillor Leadley objects to the development for the following reasons:

- On policy grounds as the development would affect openness of the Greenbelt by allowing a suburban estate to be built, contrary to purposes of the Green Belt which is to restrict urban sprawl.
- Questions the existing lawful use of the site
- Scale of the development
- Ecological matters
- Flood issues
- Highways impact

5.4 Councillor Eastwood on behalf of Drighlington parish council has raised concerns in relation to flooding due to problems with sewers in the area; access during construction and the amount of traffic on Old Lane generated by 23 homes, contractor parking due to narrow road and lack of school place in the area.

5.5 Local representations: Twelve letters (9 identical) of representation have been received from the local public objecting on the following grounds:

- Impact on character of the area;
- Impact on highways through increase traffic, on-street parking and congestion;
- Applicant benefiting from poor land management;
- Impact on neighbouring land owned by applicant from re-location of containers

and storage use and highways implications of use in conjunction with proposed development;

- Sewage – Existing sewage pipes ability to cope with additional demand;
- Impact on infrastructure – schools, doctors etc.

6.0 CONSULTATION RESPONSES:

- 6.1 Highways: No objection subject to conditions imposed on outline planning permission.
- 6.2 Yorkshire Water: No objection subject to conditions imposed on outline planning permission.
- 6.3 Mains Drainage: No objection subject to conditions imposed on outline planning permission.
- 6.4 Coal Authority: No objection subject to conditions imposed on outline planning permission.
- 6.5 Contaminated Land: No objection subject to conditions imposed on outline planning permission.
- 6.6 Sustainability (Landscape Team): Concerns raised have been addressed through conditions secured at outline.
- 6.7 Design Team – Support the development.

7.0 PLANNING POLICIES:

Development Plan

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 consists of the Core Strategy (adopted November 2014); saved policies from the Leeds Unitary Development Plan Review (2006) and the Natural Resources and Waste DPD along with relevant supplementary planning guidance and documents.

The site is allocated in the greenbelt in the UDP however this matter was addressed at outline stage. The policies listed below are relevant to the consideration of the Reserved Matters only.

- 7.1 **Core Strategy** - The Core Strategy sets out strategic level policies and vision to guide the delivery of development investment decisions and the overall future of the
- P10 – High quality design
 - P12 – Good landscaping
 - T1/T2 – Accessibility
 - G8 – Biodiversity improvements.
 - H4: Housing Mix
 - H5/H8 – Affordable housing.

EN2 – Achievement of Code Level 4, or BREEAM Excellent (in 2013) for developments of 10 houses or more or 1000 m² of floorspace.

7.2 **Relevant Saved Policies from the UDP are:**

GP5 – General planning considerations

N23 – Incidental open space around development.

N24 – Development next to green belt/open countryside etc.

N25 – Landscaping

T7A – Secure cycle parking.

T7B – Secure motorcycle parking.

T24 – Parking provision (until adoption of parking SPD).

BD2 – Design and siting.

BD5 – General amenity issues.

LD1 – Landscaping

7.3 **Relevant DPD Policies are:**

WATER4 – Effect of proposed development on flood risk.

WATER7 – No increase in surface water run-off, incorporate SUDs.

LAND2 – Development should conserve trees and introduce new tree planting.

7.4 **National Planning Policy:**

The National Planning Policy Framework came into effect on 27th March 2012, and replaces the advice provided in Planning Policy Guidance Notes and Statements. The aim of this document is to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth. Local planning authorities are expected to “plan positively” and that there should be a presumption in favour of sustainable development.

7.5 **Relevant supplementary guidance:**

Supplementary Planning Guidance provides a more detailed explanation of how strategic policies of the Unitary Development Plan can be practically implemented. The following SPGs are relevant and have been included in the Local Development Scheme, with the intention to retain these documents as 'guidance' for local planning purposes.

Street Design Guide SPD

Neighbourhoods for Living SPG

SPG25 Development next to countryside (Green Buffer SPG)

Distance to Trees

8.0 **MAIN ISSUES**

- Outline planning permission and the principle of the proposed use
- Volume – impact on openness of the greenbelt
- Design, Layout
- Amenity
- Highway matters
- Other planning matters
- Conclusion

9.0 APPRAISAL

Outline planning permission and the principle of the proposed use

- 9.1 Outline planning permission was granted at the site for a residential development under planning application reference 14/06917/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.
- 9.2 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.
- 9.3 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) off-site greenspace contribution, (3) residential travel card scheme for future residents and Bus stop improvements in the locality. As such it is not considered necessary to revisit these matters which are central to the principle of the development (which were 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).

Assessment of impact on greenbelt purposes and openness

- 9.4 As established under the outline planning permission, the test to be applied under exception 6 is - if there is greater impact on openness and Green Belt purposes from a proposal to redevelop a brownfield site in the Green Belt then the development would be inappropriate and very special circumstances would need to be justified to approve it. In reaching a view on this it also needs to be recognised that the overall volume and site coverage of buildings on the site as well as scale, height and additional bulk and prominence of a development may adversely impact on openness and therefore be inappropriate.

- 9.5 Under the Outline planning permission the buildings (deemed as meeting the legal test) were noted to reside for the most part in a central location close to the existing site access, bordering Old Lane and Whitehall Road. These buildings range in scale and height and comprise of concrete block/render and stone built stables with corrugated sheet roofing and typical portal framed buildings. Some of the buildings have been extended over the years without the benefit of planning permission. These alterations appear to have increased their footprint and height in some instances.
- 9.6 Notably the west side of the site nearest the residential housing has retained a more open character consisting of a horse riding open arena, and land which is hard surfaced in part and accommodates the parked touring caravans and a number of trailers along the northern boundary. This part of the site is contained on all four sides by built development - A58 to the north, residential dwellings to the south and west and stables to the east.
- 9.7 The east side of the site is predominantly occupied by parked vehicles, storage containers and various types of plant which is currently well contained by mature planting to the east and a tree lined embankment to the north bordering A58. This part of the site is deemed to be the most sensitive in terms of openness as it borders Greenfield land. The large portal frame building to the north side of the site is the only visible structure interrupting public vistas to the east.
- 9.8 Turning to the proposed development this is different to the original scheme shown on the indicative plans at outline, in that there are now 23 smaller houses proposed opposed to 19 larger dwellings. However as discussed above the test to be applied under exception 6 is that the redevelopment of the brownfield site poses no greater impact on openness, character and Green Belt purposes. Volume and footprint calculations were undertaken and used to inform the overall density of the proposed development. Cumulatively the footprints of existing buildings (excluding temporary buildings containers and plant etc.) equate to 2,276m² footprint & 12,176m³ volumes.
- 9.9 As detailed on the 'schedule of areas and volume plan' submitted in support of the application the proposed footprints of the new properties equate to 2600m² and volume 9924m³. Notable is that the footprint of the new development exceeds the existing buildings by 324m². That said the volume of the buildings equates to 9924m³ which is less than 10,000m³ restricted by condition 23 and significantly less than the 12,176m³ calculated on existing buildings at outline. The volume of the building is therefore considered to comply with the requirements of condition 23 in this regard.
- 9.10 The access is positioned as previously approved at outline close to the main access in order to reduce impact on openness.
- 9.11 Also in accordance with plans and conditions imposed on the outline planning permission a third of the site to the east (accommodating some buildings but mostly strewn with storage/plant and containers) deemed to be the most sensitive in terms of impact on openness has been left undeveloped and is to be turned over from brownfield back into greenfield. This will leave a significant Greenfield buffer between residential curtilages and respective open green fields and enhance this area of the site. The retention of conifer hedging along the eastern boundary along with a landscape buffer (secured through condition) will also provide robust screening of the development from this view point.
- 9.12 Turning to the south west side of the site. This part of the site currently accommodates parked touring caravans and a ménage riding area with stable block.

As discussed at outline, whilst this part of the site is considered to be undeveloped in terms of buildings, it is however bordered by built development on all four sides. As such, at outline, 'infill development' of this part of the site was agreed subject to the clearance and turning over of brown field land back to greenfield on the east side of the site as discussed above. The proposed layout accords with the indicative plans in this regard.

- 9.13 Scale, design and layout also play an important role in mitigating harm to opens of the greenbelt. As discussed above the majority of the site is defined by low level buildings (stables and workshops etc.) but for the portal framed shed alongside the embankment bordering Whitehall Road. Mindful of this, condition 23 also restricts the height of the proposed buildings to two storeys. The properties although varied in height in order to meet the design aspirations for the site, consist of bungalows and two storey properties.
- 9.14 Spatial character, scale and massing have also influenced the layout in order to retain key public views through the site to the adjacent open land. This has been achieved through the position of the properties and access road in conjunction with the height of the properties and the use of open carports opposed to garages. Their scale and appearance also relates sympathetically to the scale and form of neighbouring dwellings, typically modest two storey dwellings, bungalows and barn conversions within the immediate locality.
- 9.15 With regard to properties bordering the northern side of the site the properties have been positioned so that they attain at least 12m to existing trees. This distance is considered sufficient to ensure the protection of trees and vegetation on the embankment during building construction and thereafter. The retention and safeguarding of these features along with the green field buffer will further mitigate the impact of the development on openness whilst also helping to assimilate the development into the rural landscape, in accordance with policy N24.
- 9.16 For all these reasons discussed above and subject to condition removing PD rights for extensions and outbuildings it is considered that the proposed development will not directly conflict with greenbelt purposes or openness of green belt any more than the existing buildings.

Design and layout

- 9.17 Design – the historical use of the site is a farm which is situated within and a semirural setting within the greenbelt. Following consultation with the design officer the development has been amended in order to achieve planning objectives both in terms of openness and design. The properties are considered to respect and relate sympathetically to the scale and form of neighbouring dwellings which are typically modest two storey dwellings, bungalows and barn conversions.
- 9.18 The layout and design seeks to reflect the local character and local vernacular without producing pastiche. The development is considered to have achieved a hierarchy of buildings, streets and spaces which reflects the design aspiration for the site in seeking to achieve a desirable and sustainable development in the long term. The materials of red brick and stone are considered complimentary and respond to the primary frontages with the forms of buildings, scale and proportions, as well as the integration of affordable housing as 'blind tenure' properties, being successfully integrated.

- 9.19 Through discussions with the applicant a more informal highway layout is now proposed that will reduce the dominance of the car within these spaces and will contribute to create spaces for all. The design aspirations was to create a 'farmyard aesthetic' whilst this has not been fully realised the dwellings do respond better to the tight grain of such forms and other features such as timber framed carports and farm gates which respond to the historical use of the site. Ultimately this proposal will improve the appearance of this site substantially so that it integrates effectively into the open aspect of the green belt. The resulting development is considered to read as a development that takes its inspiration from local character and distinctiveness and reinforces sense of place and historical use.
- 9.20 Taking the above into consideration it is considered that the proposed design and layout represents an acceptable design solution which is in-keeping with the wider aims of Leeds Core Strategy policies P10, 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, and the National Planning Policy Framework.

Amenity

- 9.21 All the properties accord with "Technical Housing Guidance - nationally described space standards." The properties are set back from the access road and afforded an open landscape buffer to the front which provides an acceptable level of separation and privacy whilst responding to the design aspirations of the development in creating the tight grain and spatial character needed to create a 'farmyard' aesthetic. This is further emphasised by properties fronting onto Old Lane which respond positively to neighbouring properties in terms of their scale and position adopting a similar relationship with Old Lane as existing properties, albeit for the applicant's bungalow which is set further back from Old Lane.
- 9.22 Plot 1 consists of a stone built chalet type bungalow which has living space within the roof. Pedestrian access is provided off Old Lane and vehicular access at the rear in the form of a driveway and garage. The property is one of three properties which will front Old Lane. The rear garden is northwest facing and would be 15m in width and 8m in depth (excluding the driveway and garage) which equates to 126m² of outdoor amenity 87% of the floor space which exceeds guidance (66%) in Neighbourhoods for Living for such provision. Windows are proposed to the front and rear elevations only and accord with guidance distances in neighbourhoods for Living in terms distances to boundaries and neighbouring sites.
- 9.23 Plots (18, 19, 20, 21, 22 and 23) these properties form a courtyard development to the eastern corner of the site. Plots 21, 22 and 23 front onto Old Lane and are linked by wooden framed carports which provide open aspect parking spaces between plots 21 and 22. Parking for plot 23 (two spaces) is provided at the rear and reached via the shared courtyard. The courtyard also provides vehicular access to car parking spaces for plots 19 and 20. Plot 18 is to be served by two parking spaces to the side which is accessed off the new access road. Plot's 19 and 20 back onto the side elevation of plot 18 attaining a distance of 13m to its side elevation and rear garden. The depths of gardens at the rear (not including parking spaces, carports or garages) are between 8 and 10 metres. These distances meet guidance in terms of the relationship of windows to boundaries and buildings in Neighbourhoods for Living SPG.
- 9.24 With regard to plots 20, 22 and 23 outdoor amenity provision falls short of guidance (66% of internal floor space) being 49%, 45% and 53%. That said the properties have access to a shared courtyard area to the rear which is bordered by three other properties on the south east corner of the site. This part of the development has been

designed to create a tighter grain of development which screens car parking spaces from the public domain whilst also seeking to meet design objectives. As such this shortfall is considered acceptable in this instance for reasons discussed above.

- 9.25 Plots 2 to 6 – These properties back onto the rear gardens of existing properties on Old Lane and benefit from south facing gardens. Their rear gardens are wide and between 9 and 14m in depth. Outdoor amenity represents between 92% and 179% of the internal floor space for each dwelling. Entrances to properties on plots 2 and 3 are located to the side with dining and lounge areas located at the rear of the property. Kitchen, hall and w/c windows are located to the front in order to create a greater degree of privacy for future occupants.
- 9.26 Plot 5 and 6 – These properties reside in a corner location at the end of the access road creating an L shape building.
- 9.27 Plot 6 fronts onto the access road and benefits from both side and rear gardens. The layout of this property looks to make best use of this site in terms of providing an acceptable level of outlook and light for future occupants. Main aspect windows are provided at the rear overlooking the garden (approx. 10m in depth) and kitchen and dining windows to the side. Revisions have been made to the windows serving the dining and kitchen area in order to provide additional light and outlook. These include enlargement of the glazing serving the lounge room on the south elevation to provide more through light and the insertion of a window on the north elevation over the drive. The car ports have also been pushed further back into the site. In addition to this and in order to safeguard neighbouring amenity from overlooking the bedroom window has been moved from the west elevation to the north elevation and as such now meets the required distances in terms of bedroom windows to boundaries of 7.5m.
- 9.28 Turning to plot 5 – This property sits adjacent to the side elevation of the two storey property on plot 7 separated by driveways and attaining a distance of approx. 13m to the side elevation. This distance complies with guidance in Neighbourhoods for Living as does outdoor amenity provision.
- 9.29 Plots 7 and 8 – Are located at the end of the access road in the North West corner of the site. Plot 8 is to serve a detached bungalow which is afforded gardens to the side and rear. Of note is that this property fronts onto the side elevation of plot 7 attaining a distance of 6.6m. That said the bungalow has been designed to mitigate a harmful impact on future occupants and neighbouring private amenity through its scale, form and layout. Windows directly opposite plot 7 at ground floor are to serve an en-suite, office and w/c and the lounge window would sit for the most part directly opposite the open frontage of plot 7. The first floor windows consist of high level rooflights on the front roof scape. These windows, subject to boundary screening are therefore unlikely to pose a threat to neighbouring private amenity. Furthermore the layout of the property with main aspect windows being positioned at the rear and front adjacent to the access road is also considered unlikely to compromise amenity of future occupants.
- 9.30 Plots 9 to 14 – These properties back onto a tree lined embankment which borders the north side of the site. All the properties are two storey in height and each are served by two parking spaces at the sides. Carports serve plots 8, 9 13 and 14. Their rear gardens are between 10 and 13m in depth and their outdoor amenity represents between 91 to 126% of the internal floor space of the properties which far exceeds guidance contained in Neighbourhoods for Living of 66%. This additional provision is to mitigate the impact of the trees on gardens and outlook as well as safeguarding the future health of the trees and their retention. The relationship is considered

acceptable and subject to conditions imposed at outline the properties would be served by an acceptable level of outlook light and amenity.

- 9.31 Plots 15, 16 and 17 (Affordable units) – These properties are proposed to north east corner of the site adjacent to the landscape buffer and open fields. These comprise of three 2-bedroom two storey terraced properties within a detached building, which the housing team have confirmed are acceptable in terms of housing requirements in the area. The properties are to be served by five parking spaces which are laid out to the front and sides of the building. Each property will be served by north facing gardens which are 10m in depth and are afforded between 45m² and 85m² of outdoor amenity space to the rear and 70m² of internal floor space which accords with national space standards and guidance contained in Neighbourhoods for Living SPG.
- 9.32 Taking the above into consideration it is considered that the proposed layout affords an acceptable level of amenity for future occupants whilst also safeguarding neighbouring residential amenity in accordance with policy GP5 of the UDP and guidance contained in Neighbourhoods for Living SPG.

Highways matters

- 9.33 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.

Landscaping

- 9.34 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 all boundaries of the site with landscaped gardens situated along the northern boundary. A third of the site adjacent to the eastern boundary is to turn over to greenfield and will include a landscape buffer to soften the built edge of the development along this boundary in accordance with policy N24. The existing mature conifer hedge is also to be retained along the eastern boundary and will play an important role in screening the development from the east.
- 9.35 Trees which are considered to be of benefit to the site and area in terms of visual amenity and the stability of the embankment are to be retained and protected with new landscaping proposed to supplement existing planting and secured through conditions attached to the outline permission
- 9.36 The boundary treatments proposed around and within the site are also 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.
- 9.37 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, N24, N25 and LD1 and the guidance contained within the Neighbourhoods for Living SPG, and the National Planning Policy Framework.

Other Material Planning Considerations

- 9.38 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.
- 9.39 Housing mix - Policy H4 aims to ensure that new housing delivered in Leeds is of a range of types and sizes to meet the mix of households expected over the Plan Period, taking account of SHMA preferences and difference in demand in different parts of the City, and changing demand.
- 9.40 The reserved matters proposal is for 23 family sized properties which consist of a mix of 3 x 2 bed terraced dwellings (13%), two x 3 bedroom properties (9%) and 18 x 4 bedroom properties (78%). The housing mix falls short of guidance contained in policy H4 in that the three and two bed properties do not achieve the minimum of 30% and 20%. Also the four bedroom properties exceed the maximum of 50%. However on smaller developments policy H4 advises that an appropriate mix to meet long term needs is not overriding and as such a degree of flexibility is considered acceptable in this case.
- 9.41 A number of representations have been received which raise matters relating to the initial consideration of the site against Green Belt policy, traffic impact and use of the site. These matters were addressed at the Outline stage and cannot be revisited as part of this application. Other matters relating to volume and layout are addressed in the appraisal sections above.

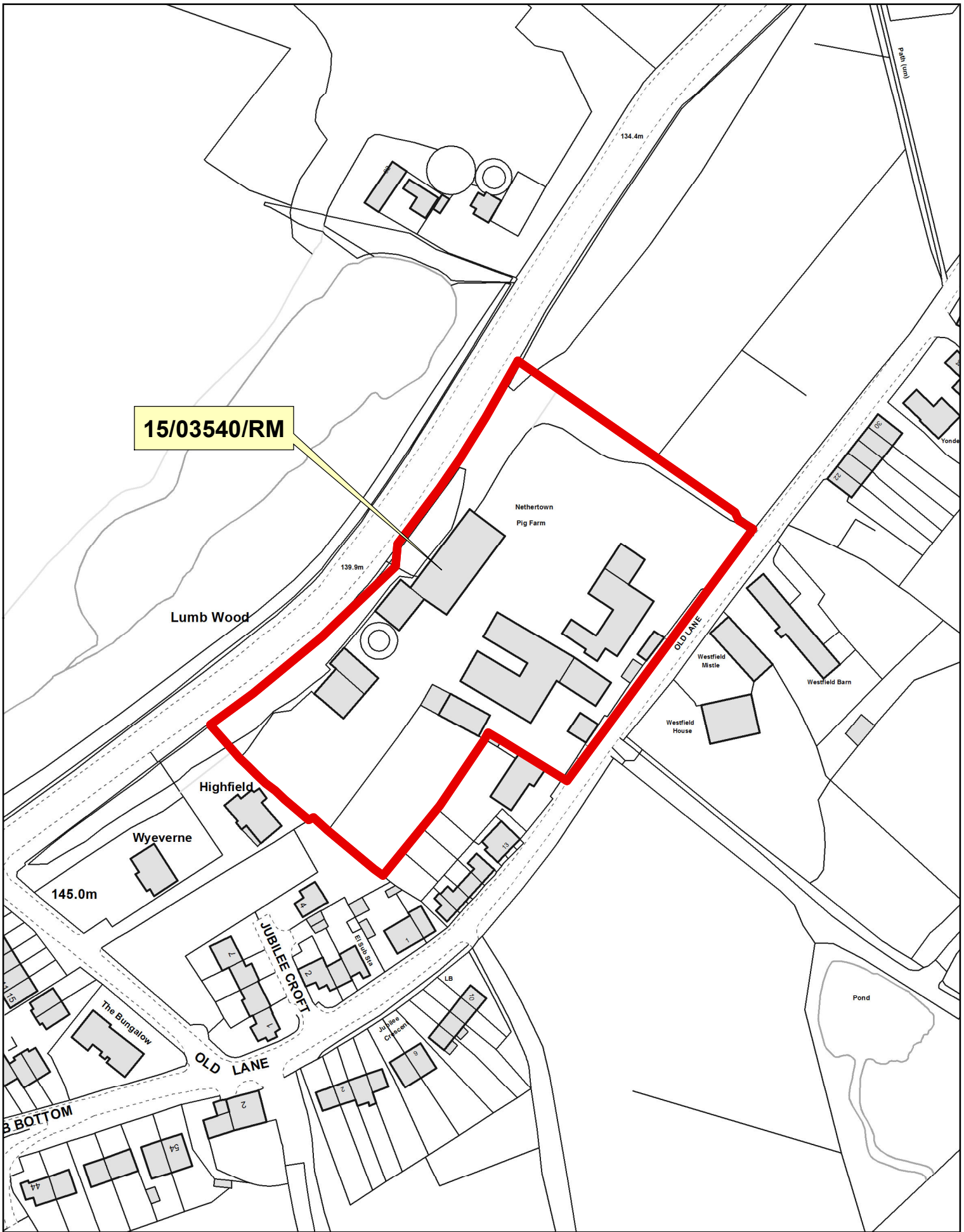
CONCLUSION:

- 9.42 The principle of the development and the detailed matter of the access to the site have already been established under outline planning consent reference 14/06917/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.
- 9.43 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 rear gardens along the northern boundary and turning over of a third of the site from brownfield back to greenfield incorporating a landscape buffer to the east 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.
- 9.44 The layout, scale and appearance of the buildings proposed is also considered to respond positively to local context with red brick and stone detached and semidetached properties which reflect the density, housing type and rhythm of neighbouring streetscapes as well as its historical use.
- 9.45 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.
- 9.46 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; 14/03540/RM

Certificate of Ownership signed as applicant.



SOUTH AND WEST PLANS PANEL

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