



Report of the Chief Planning Officer

NORTH AND EAST PLANS PANEL

Date: 4th February 2016

Subject: 15/07027/FU Proposed erection of 7 number apartments on vacant land at rear of former Shoulder of Mutton Public House (presently Inkwel).

APPLICANT

Mr J & V Singh

DATE VALID

24/11/2014

TARGET DATE

20/01/2015

Electoral Wards Affected:

Chapel Allerton

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. Standard time limit on commencement of work
2. Materials to be submitted
3. Landscaping
4. Laying out of car parking
5. Re-alignment of footpath and reconstruction of steps.
6. Tree protection
7. Standard land contamination conditions
8. Details of proposed relocation of substation to be submitted
9. Provision of ramped access to check vehicular speeds into and out of the site
10. Site gradients for access
11. Details of any external lighting scheme to be submitted
12. Drainage
13. Details of roosting and nesting boxes

1.0 INTRODUCTION

- 1.1 This application is brought to Plans Panel at the request of the Ward Councillors for Chapel Allerton, their reasons for this request relate to issues of design and amenity. In addition, a similar proposal was due to be heard by Plans Panel at its meeting on 5th February 2014 for nine units which was withdrawn by the applicants agents between a site visit undertaken by Plans Panel and the meeting commencing on that afternoon.

2.0 PROPOSAL

- 2.1 The proposal seeks to build 7 residential units in the form of apartments on what was the beer garden of the former Shoulder of Mutton Public House and which has more recently been occupied by the Inkwel Organisation as part of their activities. This use ceased during the course of 2014 and the land is now unused. The development consists of a single block of varying heights from single storey to three storeys and is positioned on the site in a north south orientation with the front elevation facing east and the rear elevation facing west. Access is proposed off Garmont Road where it forms a 90 degree bend. Eleven car parking spaces are proposed.
- 2.2 The proposal is a modern design consisting of a three storey element located to the north of the site, (closest to the Inkwel building), dropping to a single storey element which houses a roof terrace closest to the boundaries of properties facing St Martins Road. The three storey element is roofed with a metal seam roof and the second and first floor elements of the proposal are shown as white render. This 'sits' on a brick plinth forming the ground floor level of the building.
- 2.3 Access to the apartments is from the car parking area on the eastern side of the proposed block and the 'front' doors to the apartments are in the front elevation facing that car park and give access to the three ground floor flats and the four duplex apartments that sit atop these.
- 2.4 The four duplex apartments are two bed roomed flats with the bedrooms located on the second floor. The ground floor flats consist of one, one bed flat and two, two bed flats.

3.0 SITE AND SURROUNDINGS:

- 3.1 The site sits on a relatively level area of land which is accessed from the rear of Inkwel from the North, via brick steps (presently), or from a recently cleared zone of overgrown trees and bushes off Garmont Road. The Inkwel property to the north is raised above the site and the surrounding residential properties on the south and west are at a lower level. A gated access to the site exists presently which appears to be little used but if allowed will be removed to allow for access to the site. Trees and bushes have already been cleared from this area of land opening up this access considerably. None of the trees at the site benefit from Tree Preservation Protection.
- 3.2 The surrounding properties are all two storey in height and are predominantly of a domestic design scale and appearance. The Inkwel building to the north has south facing windows which directly overlook the application site. These windows are elevated in relation to the levels of the application site due to the land rising towards Potternewton Lane. The former Shoulder of Mutton public house is known now as Inkwel and offers support to people with mental health issues. It does this through a variety of functions including access to the arts, education support.
- 3.3 From the adjoining properties on Potternewton Lane, round the junction with Blake Grove and St Martins Road form a sense of a place of which the gardens of the

former public house is the 'heart' of. The properties in Blake Grove and St Martins Road are all two storey dwellings beyond which to the west of Blake Grove the character changes to Victorian/Edwardian terraced properties. The remainder of the properties to the west, south west and south are predominantly inter-war semi-detached dwellings.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 09/01723/FU – Change of use from a Public House to a Community Arts Centre – Approved 14/07/2009 Now occupied by Inkwell supported by MIND.
- 4.2 14/06905/FU – Nine units on land at rear of Former Shoulder of Mutton PH – Withdrawn 5th February 2014

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 Since the withdrawal of the previous application the developers entered into pre-application discussions with officers. That was in order that they might ascertain with more certainty what was considered inappropriate with the original submission and that led to the recommendation to refuse. This was never tested at Panel due to the agents last minute withdrawal of the scheme.
- 5.2 It was pointed out to them that principally the scheme was considered to be an over development of the site in that it did not represent a level of development commensurate with the surrounding land uses. A reduction in the number of units was therefore necessary. Officers explained that flats or apartments were not considered inappropriate in principle but that they would need to be given consideration in relation to the surrounding land uses.
- 5.3 Officers also confirmed that the cessation of the use of the site by the Inkwell organisation would effectively remove the objection to the scheme on the basis that it was considered to be a community facility as recognised by Policy P9 of the Core Strategy.

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 The application has been advertised by site notice and newspaper advert. Time for comment on these forms of publicity expired on 8th January 2016
- 6.2 As a result of this publicity 42 objections have been posted over the Planning Portal and two posts of general comments have been made. Reasons for objections and comments include:

- Overlooking
- Threat to Wildlife
- Adverse impact on Asset of community value
- Visual impact
- Loss of sunlight
- Historic By-Law prevent development of this site
- Increase in traffic
- Impact on activities at Inkwell
- Destruction of greenspace
- Drainage

Loss of Asset of Community Value
Eyesore
Out of keeping with area
Less Green space for proposed flats than previous scheme
Loss of trees
Service vehicle access difficult
Development is garden grabbing
Site now a wildlife haven

7.0 CONSULTATIONS RESPONSES:

- 7.1 Highways: – Following the submission of amended drawings increasing the level of car parking and clarifying the alignment of the public footpath – no objection subject to conditions
Land Contamination: – No objections subject to conditions
PROW – No objections
Design Team – No objections this scaled down version of the scheme fits much more comfortably in the evolution of the area as a whole and there is no ‘in principle’ objection to the modern design.

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. The Development Plan for Leeds currently comprises the Core Strategy, saved policies within the Leeds Unitary Development Plan (Review 2006) and the Natural Resources and Waste Development Plan Document (2013).

Local Planning Policy

- 8.2 The Core Strategy is the development plan for the whole of the Leeds district. The following Core Strategy policies are relevant:

Relevant objectives under the Spatial Vision include:

8. Deliver housing growth in sustainable locations related to the Settlement Hierarchy by prioritising previously developed land in urban areas.

11. Support the provision of community infrastructure that is tailored to meet the needs of the community including high quality health, education and training, cultural and recreation, and community facilities and spaces.

12. Support high quality design.....to create and maintain distinctive and cohesive places.

13. Promote the physical, economic, and social regeneration of areas taking into account the needs and aspirations of local communities.

The site lies within the Main Urban Area as defined by the Core Strategy (Map 3 Settlement Hierarchy).

Spatial Policy 1: Location of Development says, inter alia,

- (i) The largest amount of development will be located in the Main Urban Area and Major Settlements

- (ii) priority for identifying land for development will be as follows:
 - a) previously developed land and buildings within the Main Urban Area
- (iii) For development to respect and enhance the local character and identity of places and neighbourhoods.

Spatial Policy 6 identifies that 500 dwellings per annum will be supplied by small and unidentified housing sites towards the housing provision of the Core Strategy.

Spatial Policy 8 in support of the Local Economy seeks to retain and develop local services and community facilities, support training/skills and promote these through social enterprise and the voluntary sector.

Policy H2 seeks to support the provision of housing developments on non-allocated site provided that:

- (i) The number of dwellings does not exceed the capacity of transport, educational and health infrastructure, as existing.
 - (ii) For developments of 5 or more dwellings the location accords with Accessibility Standards in Table 2 of Appendix 3 of the Core Strategy.
- Additionally, the policy seeks to ensure that on greenfield land any development does not detract from a sites intrinsic value as amenity space or its contribution to the spatial character of the area within which it is located.

Policy P10 seeks to ensure that new developments are based on a thorough contextual analysis and provide good design that is appropriate to its location, scale and function. The policy also seek to encourage community involvement in the schemes evolution and will support schemes which accord with certain key principles including:

- Size, Scale design and layout appropriate to its context
- Protects the visual and residential amenity of the locality
- Protects and enhances surrounding useable spaces, privacy and penetration of sunlight and daylight.

Policy T2 supports proposals that are located in accessible locations and adequately served by public transport with safe and secure access for pedestrians, cyclists and people with impaired mobility.

EN5 seeks to manage the potential for flood risk as a result of new development by controlling such things as surface water run off rates.

8.2 Saved UDP Policies that are considered relevant:

GP5 – Seeks to deal with matters of detail t the planning application stage

N25 – Seeks to ensure that site boundaries are treated and designed in a positive manner using walls, Hedges or railings which are appropriate to the character of the area.

BD2 – Seeks to ensure high quality design of new buildings

BD5 – Seeks to ensure adequate provision of amenity to the development site itself and to respect the amenity of adjoining buildings.

LD1 – seeks to ensure adequate landscaping of development sites

Advice contained in the SPG – Neighbourhoods for Living is also considered relevant.

National Planning Policy Framework

- 8.3 This document sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system and strongly promotes good design. The NPPF also seeks to promote sustainable developments that reflects the community's needs and supports its health, social and cultural well-being; and contributes to protecting our built environment. (page 2).
- 8.4 Paragraph 12 of the NPPF states that developments that accord with the Local Plan should be approved and proposals that conflict with it should be refused. Within the Core Planning Principles of Paragraph 17 of the NPPF the following are considered relevant to this development proposal;
- Seek high quality of design and good standard of amenity for all existing and future occupants of land and buildings.
 - Recognise that some open land can perform many functions.
 - Take account of and support local strategies to improve health, social and cultural wellbeing for all and deliver sufficient community and cultural facilities and services to meet local needs
- 8.5 Paragraph 56 emphasises that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people. Paragraph 47 expands on this by stating that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. The advice continues that developments should establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places. The development should respond to local character and history and reflect the identity of local surroundings and materials, while not preventing or discouraging innovation where this is appropriate. Further, that development proposals should create safe and accessible environments where crime or the fear of crime do not undermine social cohesion and result in visually attractive developments as a result of good architecture and appropriate landscaping. The NPPF also supports the reinforcement of local distinctiveness.
- 8.6 The NPPF at paragraph 64 supports the refusal of development of poor design that fails to improve the character and quality of the area in the way that it functions but also warns against refusing buildings that promote a high level of sustainability because of concerns about incompatibility with existing townscapes. The NPPF also expects that applicants will have worked closely with those directly affected by their proposals in order to take account of the views of the community.
- 8.7 The NPPF also places great emphasis on the promotion of healthy communities, this is through the provision, protection and enhancement of social, cultural recreational and community needs, Paragraph 70 of the NPPF says that planning decisions should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day – to – day needs. It also advises that Local Planning Authorities should ensure that established facilities are able to be retained for the benefit of the community.
- 8.8 At paragraph 197 the NPPF reminds us that authorities should apply the principle of a presumption in favour of sustainable development.

9.0 MAIN ISSUES

- 9.1 The main issues regarding the development are:
- Principle of the development
 - Impact on neighbours amenity
 - Design
 - Highways
 - Amenity for future occupiers
 - Equality and social cohesion Issues
 - Other matters raised by objectors not covered in above issues
 - Technical Housing Standards

10.0 APPRAISAL

Principle of the Development

- 10.1 Previously the site was under a recognised community use which was considered to be protected by Policy P9 of the Core Strategy. This use has since ceased and the site is now vacant. Therefore the main issue in respect of the development and the principle is to be considered in land use terms. In its simplest form the principle of residential development in this predominantly residential area is considered acceptable.
- 10.2 Following on from this is the question of the flatted nature of the development. It is true that the surrounding residential land uses are predominantly family housing in the form of semidetached or terraced houses. However there is nothing in the character of the area or indeed under the guise of a Core Strategy policy that would seek to protect this as a matter of principle. Indeed if one looks at the pattern of development in the surrounding area there is a distinct evolution in the age of dwellings and the character that they contribute to the locality. There is an area of Victorian/Edwardian terraces which gives way to inter-war semidetached properties. This development with its modern design of units would provide another epoch of the areas evolution and whilst at first the modern design might appear alien and out of keeping to the surrounding properties, it is no more alien than the inter-war units would have been to the terraced properties. In time the design will become assimilated into its environment it is concluded therefore that there is no objection in principle to the development of this site with either a flatted development or a modern design subject to the considerations below.

Impact on Neighbours Amenity

- 10.3 The proposed structure is surrounded on two sides by existing residential properties all of which 'back onto' the application site. In addition Inkwell itself has large widows at ground and first floor levels which directly overlook the application site. Given that the proposals are for a residential scheme the minimum distances to boundaries advised in Neighbourhoods for Living are required. These distances are however a starting point for residential developments and are assumed on level sites for two storey developments. Beyond this individual assessment is needed to ensure that the amenity of existing neighbours and future neighbours is not adversely affected. This is usually done by a proportional increase in distance from the site boundary for every floor height increase.

- 10.4 Given that this development is orientated east west the critical boundary in this respect is the west boundary with properties that front Blake Grove. The distance between the proposed rear elevation of the scheme and the common boundary with those properties is 16 metres. The Blake Grove properties typically have gardens in excess of the minimum garden lengths contained in Neighbourhoods for Living of 10.5 metres and are obliquely angled to that common boundary. Given that the third (top) floor of the proposed development contains bedrooms Neighbourhoods for Living advises a minimum of 7.5 metres. This figure is doubled by the proposal taking into account the increase in height over the 'normal' two storey development and therefore it is concluded that any impact as a result of loss of privacy due to overlooking would be minimised and the proposal is considered acceptable in this respect.
- 10.5 Where properties back onto the site from St Martins Road, these properties are at a lower level than the application site and the developers have designed the block to be only single storey at this southern end, albeit with a roof garden on top of the single storey element. One aspect that has changed significantly since the earlier submission is the "pulling away" from the common boundary of the block as a whole form that boundary. This now increases the distance between the side elevation and the common boundary with properties on St Martins Road to 21 metres which exceeds the minimum distance that would be expected in Neighbourhoods for Living. Notwithstanding that this single story element is to benefit from a roof garden it is considered that the distances involved will minimise any overlooking perceived by occupiers of those dwellings.
- 10.6 The north elevation facing the Inkwel Building is purposely blank except for windows at ground floor level which do not offer any concern in relation to potential loss of amenity. It is therefore concluded that the development in this reduced form compared to the previous scheme is more acceptable and to raise an objection on neighbours amenity grounds would not be sustainable. Views from the rear garden spaces of surrounding properties will alter as a more modern building will be visible from certain aspects of those properties, including from some dwellings which enjoy less restricted views from upper floor windows etc, however these are not considered severe enough alterations to be so detrimental to justify a refusal of planning permission on this ground. Objections raised on the grounds of loss of light and overshadowing are considered unsustainable due to the distances considered above.

Design

- 10.7 The design is unashamedly modern. To this end this aspect has been touched on in the "principle" section above. The conclusion is that this represents an evolution of the development of the area in that the outer parts are Victorian/Edwardian changing to more recent early 20th century developments represented by Semi-detached dwellings which, if permitted, will lead to a core of modern units in the form of an apartment block.
- 10.8 Consideration had previously been given to this in the earlier scheme and it was concluded that due to the intensity of the then proposed development, that this was unacceptable. But it should be noted this was on the basis of intensity of use rather than the principle of the modern form of development proposed. It is concluded that given the nature of the area and the changes on character over relatively short distances, that the proposal now represents an acceptable design in all aspects. The exterior of the building in terms of what people will see from

various vantage points and its setting within its context regarding intensity of development are now considered equally acceptable.

Highways

- 10.9 As originally submitted the scheme lacked sufficient off street car parking for the level of development proposed and a public footpath that had been established as a result of the earlier withdrawn submission needed to be re-aligned. Amendments to this effect have now been received and in terms of accessibility, levels of car parking and pedestrian routes through the site the proposal is considered acceptable subject to the imposition of conditions.

Amenity for future occupiers

- 10.10 The distances between the proposed development and the common boundaries meets or exceeds those advised in Neighbourhoods for Living. It is also considered that the provision of the roof garden for one of the flats and small balconies for some of the other flats contributes to ensure that adequate amenity space surrounds the building for the benefit of future occupiers of the proposed apartments.

Equality and Social Cohesion Issues

- 10.11 This was a significant consideration under the previous scheme as at that time the gardens were been used by Inkwel. An organisation that supports vulnerable members of the community and does so over a wide geographical area and isn't just localised to the Chapel Allerton area of Leeds. In an attempt to influence future decisions on any application for planning permission interested parties managed to get the Inkwel building registered as a Community Asset. (it is understood that this may be appealed by the owner who is also the applicant of this proposal), however in planning terms it is considered that whilst consideration needs to be given to this designation, that in practice it has little practical impact upon the decision making process for this planning proposal. As members may be aware, the Register of Community Assets was introduced by Central Government in an attempt to allow local communities and interested parties the ability to acquire properties on that register should the owner decide to sell them. All that inclusion on the register does is forces the owner to pause and give opportunity for the relevant local community to be aware that the property is likely to be offered for sale and then declare interest in making their own bid for said property. It does not give them first refusal and it does not offer any subsidies to the relevant community asset, it merely slows down the process to give the community organisation chance to raise the necessary funds and purchase through the normal market processes that community asset. It does not prevent or curtail the granting of planning permission on the site/building in question.
- 10.12 Therefore whilst the local community interest in protecting the activities that the Inkwel use of this garden provided for the greater good of vulnerable sections of the community, for the purposes of the planning process it was to little avail except that it helped raise the profile even more of the site and activities that used to be carried out on the garden space. That the landlord has withdrawn Inkwells access to the garden space not only means that the policy consideration of P9 is no longer relevant, but it also reduces even further any materiality of the Community Assets designation that may have existed. It is understood that it is not the applicants intention to sell the site on should he be successful in getting his planning permission but intends to develop the site himself, so again assuming the site

remains on the register of Community Assets, the effect of that listing will not come into effect. Only if the developer decided to sell the site would he have to give consideration to this listing and make the relevant community interests aware of his intention.

- 10.13 It is concluded therefore that whilst such a valuable community asset has been lost, there is little that the Planning System can do to protect it under the present circumstances. Little weight therefore should be given to this aspect of this development proposal and a refusal of planning permission on this basis is not considered justified.

Other matters Raised by Objectors not covered in above issues:

- 10.14 There are a number of issues that have been raised that are not directly planning related or material to the case in question, these are dealt with below:

Loss of Green Space and Impact on Green Corridor;

Whilst the garden is a green space by virtue of being a garden it is not a green space in the planning sense of the term whereby it is identified explicitly as a space to be protected for its own right. The report acknowledges that the space is important locally for reasons other than those that the Green Space Policies of the Core Strategy seek to protect however these functions have been reduced significantly since Inkwells cessation of use of the site.

A short term decision for purely financial gain contradicts the vision of Leeds in support of community facilities;

This is the purpose of the decision making process to assess the material planning considerations of developments. That the developer is going to gain financially from the development is not such a material consideration

Flats are inappropriate development;

Whilst there are design and urban design issues as discussed in the main body of the report it is not necessarily so that as a matter of principle flats or apartments are inappropriate. Rather it is the overall form of the development and how it sits within its context that needs to be assessed.

Noise during construction;

Unless there are special considerations in regards to this it is often not the remit of the planning authority to control the construction of developments, however if planning permission was considered to be granted it is possible to control the hours of construction and delivery of building items by condition and to control such things as ensuring that vehicles have their wheels washed on site prior to leaving the site to prevent transferring of mud onto the Public Highway.

Drainage issues;

Again, unless there is a severe issue with regards to drainage of a particular site and the potential for flooding this is a technical issue that is usually dealt with under the Building Regulations. Should any issues be identified by Mains Drainage they can be dealt with by the imposition of conditions requiring details to be submitted prior to the commencement of development. Usually this would require the installation of a storage tank to control the flow of water off the site at times of heavy rainfall.

Historic By-Law preventing development;

It is not known if this refers to an actual claimed by-law or a covenant on the deeds which oftentimes are imposed by former landowners, however nothing is known about this from the planning perspective however if such a by-law/Covenant does exist it is not a material planning consideration and it would be up to the developer to ensure that he removes the provision of that by-law prior to commencing development on the site.

Impact on Activities at Inkwell:

It is appreciated that this is a much valued community activity which has been potentially diminished as a result of the removal of their rights to use this site. However this is not something that can be given significant weight under the present circumstances.

Loss of Trees:

None of the trees on or surrounding the site are protected under Tree Preservation legislation or by virtue of being located in a Conservation Area.

Garden Grabbing:

This term is more applicable to circumstances where a site does not have a separate and distinct access from which to service it and relies on the sharing of a means of access with the original host property. It is also more applicable to domestic situations where properties with large gardens are moved forward for development thereby reducing the amount of domestic garden land in an area. This site whilst historically a "beer garden" does not fit fully into either of these categories.

Technical Housing Standards

- 10.15 At the time of writing details of the internal floor space of the various flats was awaited from the agents in order that they can be compared to the Technical Housing Standard. The total amount of floor space to be provided as a result of the development equals 559 square metres giving an average floor space of the seven units of approx. 79 square metres which matches the standard for 2 bed four person 2 storey dwellings. However this is something of a crude interpretation and a more detailed breakdown will be presented to Plans Panel should the information of the individual units not be received in time for the publication of the report.

11.0 CONCLUSION

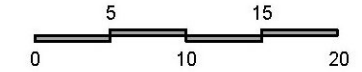
- 11.1 Notwithstanding the loss of the activity that the site used to afford the Inkwell organisation which is regrettable, each application for planning permission should be determined on its own merits in the policy context prevalent at the time. There is nothing in principle that would raise an objection to the development of this site as it is not protected from development by any allocation within the Local Plan. In all other respects the development has been assessed and found to compliant with current planning policy and it is therefore on this basis that the recommendation to approve is made.

Background Papers:

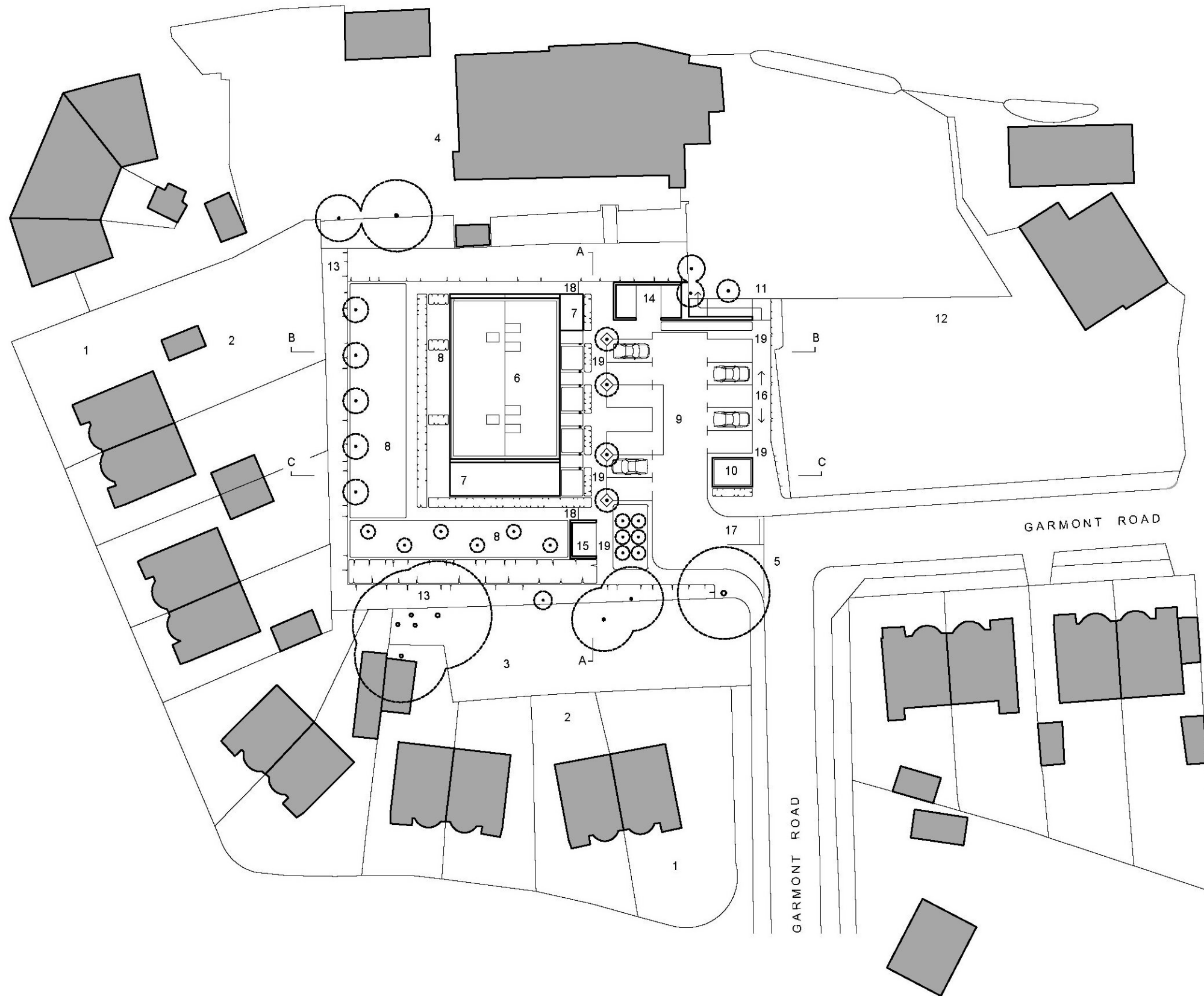
Application files : 15/07027/FU, 14/06905/FU and 09/01723/FU.
Certificate of ownership: Applicant signed certificate A (Mr J & V Singh)



(1:500 SCALE @ A3)



POTTERNEWTON LANE



- 1 EXISTING ADJACENT RESIDENTIAL PROPERTIES
- 2 ADJACENT REAR GARDENS
- 3 LANDSCAPING BETWEEN SITE & ADJACENT PROPERTIES
- 4 EXISTING BUILDING FRONTING POTTERNEWTON LANE
- 5 NEW ACCESS JUNCTION FROM GARMONT ROAD
- 6 APARTMENT BUILDING - 3 STOREY AREA
- 7 APARTMENT BUILDING - SINGLE STOREY AREA
- 8 GARDEN SPACES
- 9 CAR PARKING FOR NEW APARTMENTS (11no.)
- 10 NEW SUB-STATION
- 11 NEW STEPS & FOOTPATH FROM UPPER CAR PARK LEVEL
- 12 OPEN SCRUB & TREE COVERED AREA ADJACENT TO SITE
- 13 SCREENING LANDSCAPING TO SITE PERIMETER
- 14 COVERED SECURE CYCLE STORAGE
- 15 COVERED SECURE BIN & RECYCLING STORAGE
- 16 NEW FOOTPATH WITH 2 METER WIDTH
- 17 SPEED RAMP TO JUNCTION
(LAYOUT AS HIGHWAYS CONSULTANTS DESIGN)
- 18 PEDESTRIAN GATES TO PRIVATE RESIDENTS GARDEN AREAS
- 19 LOW LEVEL BOLLARD LIGHTING TO CAR PARK AND FOOTPATH AREAS
(EXACT LOCATIONS & TYPES TO BE AGREED & CONFIRMED)

A 05 JAN 2015 RWB ADDITIONAL CAR PARKING SPACE ADDED (INCREASED TO 11no TOTAL). FOOTPATH TO EDGE OF SITE INCREASED IN WIDTH TO 2m. REFERENCE TO SPEED RAMP AT JUNCTION INTO SITE ADDED. REFERENCE TO LOW LEVEL BOLLARD LIGHTING ADDED. PEDESTRIAN GATES TO PRIVATE REAR GARDEN AREAS ADDED.

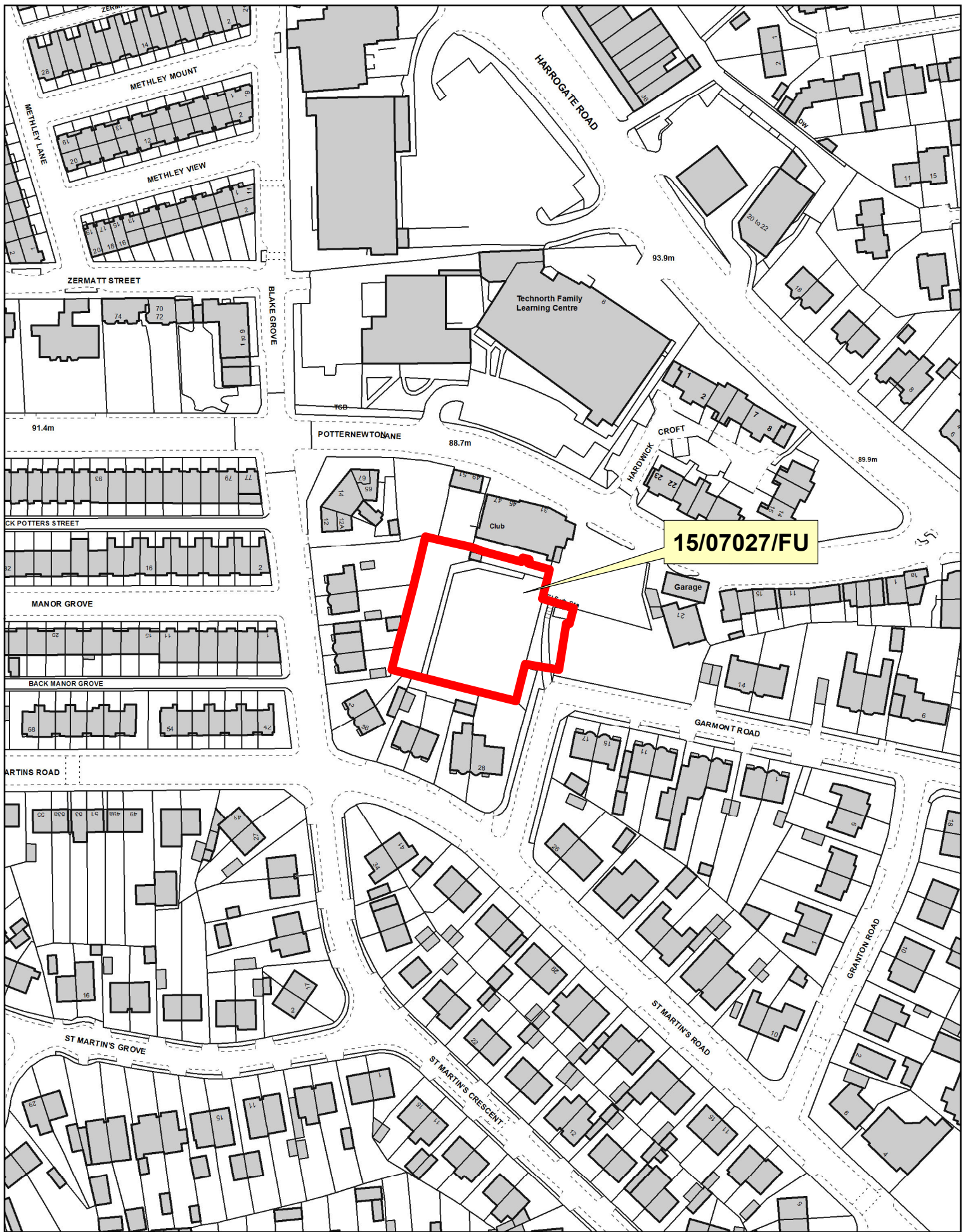
3xa DESIGN

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project: APARTMENTS DEVELOPMENT
location: POTTERNEWTON LANE. LEEDS
client: J & V SINGH
drawing: PROPOSED SITE PLAN

scale: 1:500 at A3
date: NOV 2015
drawn: RWB

reference: 142.080
revision: A



NORTH AND EAST PLANS PANEL

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

SCALE : 1/1500

