



Report of the Chief Planning Officer

PLANS PANEL NORTH & EAST

Date: 4 February 2016

Subject: APPLICATION 15/07233/FU – Retrospective application for a porch to the front of No.23 Copgrove Road, Leeds, LS8 2SP

APPLICANT

Cllr M Iqbal

DATE VALID

2 December 2015

TARGET DATE

27 January 2016

Electoral Wards Affected:

Roundhay

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. Development to be retained in accordance with the approved plans

1.0 INTRODUCTION

1.1 This application is brought before the plans panel in line with the requirements of the Delegation Agreement as the applicant is a Ward Member.

2.0 PROPOSAL

2.1 The applicant is seeking retrospective planning permission for an open porch to the front of No.23 Copgrove Road. Schedule 2, Class D of the General Permitted Development Order (2015) deals with porches and states that porches that do not exceed 3 sq/m or 3m in height fall outside the scope of Permitted Development.

The proposed dimensions are:

2030mm (w) x 1480mm (d) x 3800 (h)

The existing materials are stone, timber under a pitched roofed covered in rosemary tiles.

3.0 SITE AND SURROUNDINGS

- 3.1 The site is located within a residential context where there is a variety of architectural styles and properties from an array of periods that include semi-detached, detached two storeys and single storey properties along with flats all set within linear plots of varying proportions. However the predominating style is hipped roofed semi-detached properties. Copgrove Road is located east of Roundhay Road and in close proximity to Harehills Corner local centre (Higher Order).
- 3.2 The application site comprises a detached dormer bungalow set within a relatively large rectangular plot on the western side of Copgrove Road. The site is glanced by two storey semi-detached properties.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 07/06181/FU – Dormer to the side – Approved
- 15/00970/UHD3 – Enforcement case ongoing dealing with the porch subject to the planning application before Members.

5.0 THE HISTORY OF NEGOTIATIONS

- 5.1 There have been no negotiations other than requesting that the submitted plans show full details of the appearance of the porch.

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 Five letters of notification were posted on the 8 December 2015. In response no letters of representation have been received.

7.0 CONSULTATIONS RESPONSES:

- 7.1 None

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:
- (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 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 P10 - Design

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.

Supplementary Planning Guidance 13 - Neighbourhoods for Living (2003)

The Householder Design Guide – HHDG (2012) – The guide gives advice on how to achieve high quality design for extensions and additions to existing properties, in a sympathetic manner that respects the spatial context. The below policies contained within this document are considered relevant;

Policy HDG1: All extensions, additions and alterations should respect the scale, form, proportions, character and appearance of the main dwelling and the locality.

Particular attention should be paid to:

- i) the roof form and roof line;
- ii) window detail;
- iii) architectural detail;
- iv) boundary treatments and;
- v) materials

Policy HDG2: All development proposals should protect the amenity of neighbours. Proposals which harm the existing residential amenity of neighbours through excessive overshadowing, overdominance or overlooking will be strongly resisted.

8.3 National Planning Policy Framework (2012):

- This document promotes sustainable (economic, social and environmental) development and *inter alia* endorses good design as playing a key factor in achieving sustainable development.
- Guidance on conditions is provided within the Planning Policy Guidance.

9.0 MAIN ISSUES

- Character and Appearance
- Residential Amenity
- Highway Matters
- Other Matters
- Conclusion

10.0 APPRAISAL

Character and Appearance

10.1 The National Planning Policy Framework (NPPF) states that good design is a key aspect of sustainable development and is indivisible from good planning and that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Moreover, Policy P10 of the Leeds Core Strategy (LCS) refers to design and states that new development for buildings and spaces, and alterations to existing, should be based on a thorough contextual analysis and provide good design that is appropriate to its location, scale and function. P10 also states *inter alia* that developments should respect and enhance existing streets according to the particular local distinctiveness and wider setting of the place with the intention of contributing positively to place making. P10 advises that the size, scale, design and layout of the development should be appropriate to its context and respects the character and quality of surrounding buildings; the streets and spaces that make up the public realm and the wider locality.

10.2 The porch is an attractive feature that is well designed and constructed in quality

materials and appear wholly compatible with the character and appearance of the main dwelling. The 'open' design gives the addition a greater degree of subservience to the front elevation and the terminating height generally aligns with the ridges of two bays windows that flank the porch. The stone work matches that of the main dwelling and the tiles whilst appearing a little brighter than those to the existing dwelling have a similar appearance and time and weather will dull their brightness. However, the tiles appear appropriate and are not unduly harmful. This is a very good example of an open porch and is considered to enhance the front elevation of the dwelling and adds a quality feature to the street-scene.

Residential Amenity

- 10.7 It is not considered that the porch is detrimental to the living conditions of the neighbours.

11.0 CONCLUSION

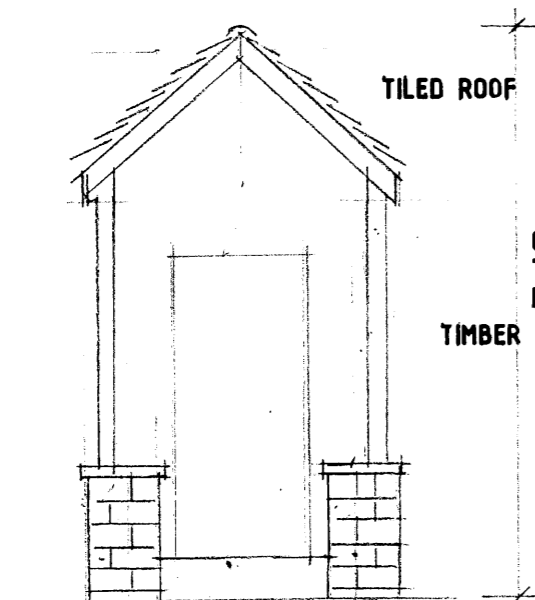
- 11.1 After due consideration, it is considered that the retrospective porch is acceptable in planning terms and is compliant with the aims of the policies and guidance detailed within this report and for the reasons above and subject to the conditions at the head of this report it is recommended that planning permission is granted.

Background Papers:

Planning application file

Certificate of Ownership (Cert A) signed by the agent for the applicant: 24 November 2015.

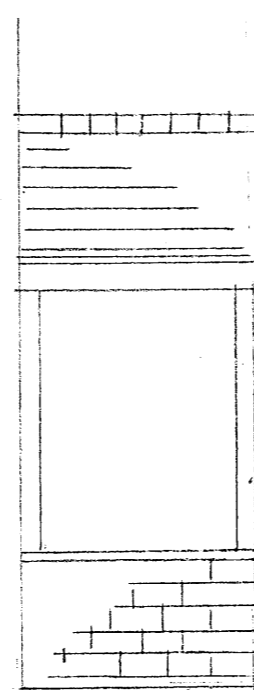
15 / 07 23 3 No. 4



FRONT

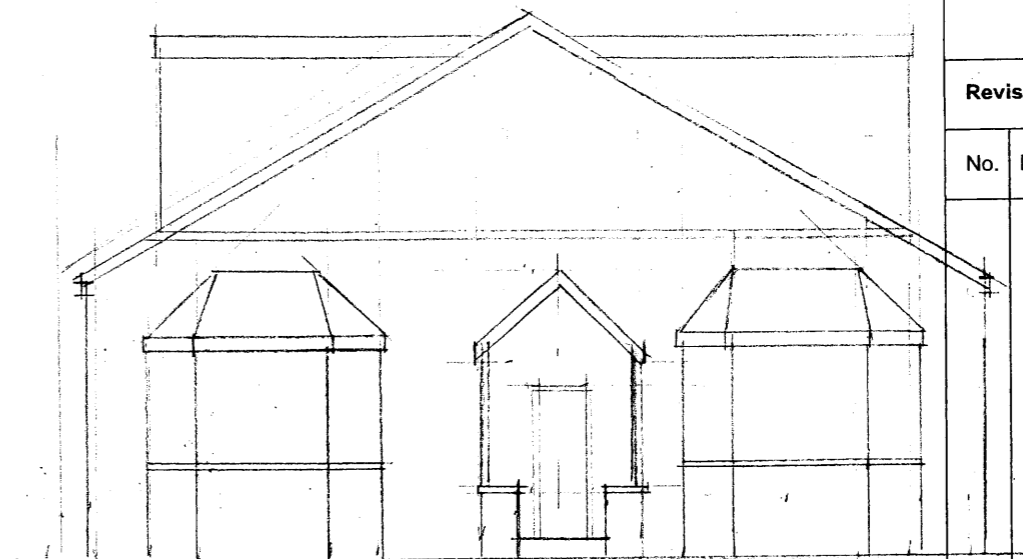
TILED ROOF

OVERALL HEIGHT TO NOT
TO BE ABOVE EXISTING
BAY WINDOWS
TIMBER POSTS

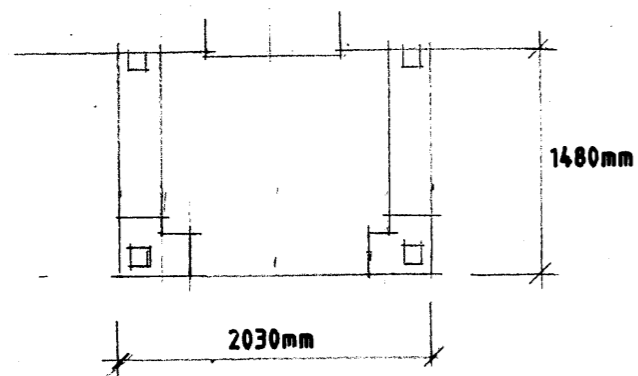


SIDE

stonework



FRONT ELEVATION



PLAN

Notes

All work to be in accordance with the Building Regulations and to the satisfaction of the Local Authority.

All measurements to be checked on site prior to commencement of work.

No measurements to be scaled off this drawing.

Revisions

No.	Date	Description

Client

MR MOHAMMED IQBAL

Project

FRONT PORCH AS BUILT AT:
23, COPGROVE ROAD,
GIPTON,
LEEDS, LS8 2SP

Title

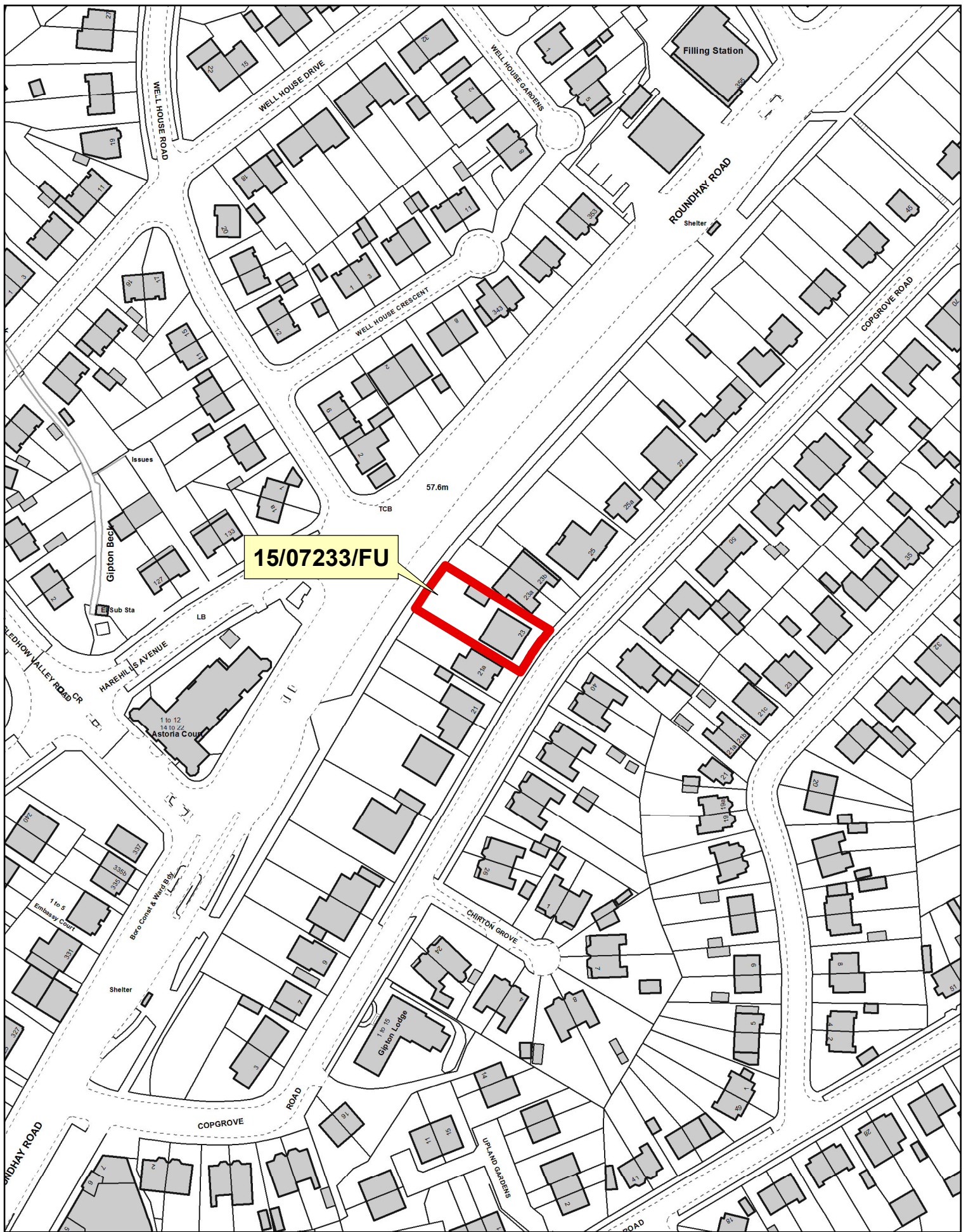
Date
NOVEMBER 2015

Drawing No.

Scale : 50
1 : 100

BDS/2015/5

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NORTH AND EAST PLANS PANEL

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SCALE : 1/1500

