
Report of the Chief Planning Officer -

SOUTH AND WEST PLANS PANEL

Date: 18th February 2016

Subject: Application number 15/05597/FU: Enlargement of roof including insertion of dormers, single storey rear extensions and conversion of garage to habitable room, 26 Foxholes Crescent, Calverley, Leeds, LS28 5NT

APPLICANT

Mr Anthony Clay

DATE VALID

30th September 2015

TARGET DATE

25th November 2015

Electoral Wards Affected:

Calverley & Farsley

☐ 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 specified conditions.

1. 3 year time limit on full permission.
2. Development in accordance with the approved plans.
3. Materials to match existing.
4. Obscure glazing to bathroom window.

1.0 INTRODUCTION:

- 1.1 This application is brought to Plans Panel at the request of Councillor Amanda Carter for the reason that in her view, the design is not considered to respect that of the host dwelling and wider streetscene.

2.0 PROPOSAL:

- 2.1 The proposal seeks to raise the height of the roof by approximately 0.7 metres, which will move the apex approximately 0.9m towards the rear. It is then proposed to construct front and rear dormers, a hip to gable conversion to each side of the

property, a front gable, a single storey rear extension that will project approximately 2.1 metres from the original rear building line with the link extension to connect the house to the garage projecting approximately a further 3.4 metres. The garage will be converted to a store. The property will increase from a 3 bedroom to a 5 bedroom dwelling with the bedrooms being all within the expanded roof space rather than on the ground floor.

- 2.2 The scheme has been revised in the course of the application to reduce the width of the extension overall, particularly to the side adjacent to the adjoining house at 32 Foxhole Lane where the originally proposed 2.4 metre wide side extension has been omitted. The front dormer has reduced in width from 5.4 metres to 4.5 metres and has been re-positioned to relate more appropriately to the existing main ground floor window so that it now matches the width of the ground floor window and is positioned directly above it. To the rear, the dormer has been reduced in width from 16.6 metres to 14.5 metres. Finally, the link to the store is now positioned to the east of the store, between the house and the garage and away from the boundary.

3.0 SITE AND SURROUNDINGS:

- 3.1 The property is a brick, hipped roofed detached bungalow dating from the mid-20th century. It is within a residential area that contains a mixture of residential properties. The immediate street scene is characterised by properties of similar era of construction, but of varying house types. Adjacent is a pair of traditional two storey semi-detached dwellings. Across the road are semi-detached gabled chalet style dormer bungalows. Adjacent to the other side is a gabled detached bungalow. There is a relatively short but wide rear garden and a stone wall on the rear boundary. The site is within the Calverley Conservation Area but does not reflect the prevailing Victorian characteristics of the Conservation Area.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 15/03491/FU: New first floor to bungalow including dormer windows to front and rear, gable extensions to front/side; single storey extensions to side and rear (withdrawn).

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 Following the withdrawal of the previous planning application (15/03491/FU) advice was given by the Case Officer regarding the design of any future resubmission. The majority of this advice was taken on board as part of this current application but further revisions have also been sought in the course of this application and the proposal now closely reflects the advice given by the Officer.

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 Five letters of representation were received raising the following issues with the originally submitted scheme.
1. The extensions are too large and fail to respect the character of the area.
 2. The extensions will be overbearing.
 3. The extensions will lead to harmful overlooking
 4. The extensions will negatively effect drainage.
 5. The extensions will undermine the historic stone wall to the rear
 6. The extensions will harm the vitality of nearby trees.

7. Off-street parking provision will be inadequate

- 6.2 Three further responses were received in response to the revised scheme from the original objectors. All three expressed the opinion that the revisions did not satisfactorily address their concerns.

7.0 CONSULTATION RESPONSES:

- 7.1 In accordance with standard procedures and given the scale of the proposed development there was no consultation with any internal or external consultees.

8.0 PLANNING POLICIES:

National Policy

- 8.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies and contains policies on a range of issues including housing, sustainable development, green belt, conservation, the local economy and design.
- 8.2 In respect of design it states that "good design is indivisible from good planning" and Local 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".

Local Policy

- 8.3 Planning proposals must be made in accordance with the development plan unless material considerations indicate otherwise.
- 8.4 The Development Plan comprises of the Core Strategy, saved policies of the UDP (2006) and the Natural Resources and Waste Local Plan.

The Core Strategy (CS) was adopted by the Council on 12 October 2014.

Relevant Core Strategy Policies:

P10: Requires new development for buildings and spaces, and alterations to existing, to be based on a thorough contextual analysis and provide good design that is appropriate to its location, scale and function.

P11: Promotes the conservation of the historic environment.

T2: Requires new development to be located in accessible locations that are adequately served by existing or programmed highways, by public transport and with safe and secure access for pedestrians, cyclists and people with impaired mobility.

Relevant Saved Leeds Unitary Development Plan (Review) 2006 Policies:

GP5: seeks to ensure that development proposals resolve detailed planning considerations, including amenity.

BD6: requires that all alterations and extensions should respect the scale, form, detailing and materials of the original building.

Supplementary Planning Guidance/ Documents

- Leeds Householder Design Guide (2012)

- Parking SPD (2015)

Other Relevant Documents

- Calverley Conservation Area Appraisal and Management Plan:
The property is within Character Area 2 – Late 19th century expansion.
Key characteristics:
 - Terraced buildings constructed of coursed gritstone with slate roofs
 - Two- or three-storey in height
 - Grid-like street pattern with regular arrangement of buildings in relation to the street
 - Front gardens enclosed by low stonewalls
 - Blocked taking-in doors

9.0 MAIN ISSUES

- Design
- Conservation
- Residential amenity
- Highways
- Representation
- Conclusions

10.0 APPRAISAL

Design

- 10.1 The proposed extensions will significantly alter the character and appearance of the dwelling particularly by increasing the scale and mass of the roof form. However, in the context of the prevailing streetscene, the alterations will bring the dwelling more into line with the prevailing characteristics of the other dwellings within the immediate streetscene. The adjacent bungalow (number 24) is a gabled rather than hipped roofed bungalow and has a front projecting gable feature. The 'chalet' style bungalows opposite (numbers 15-21) also have gabled roof forms with large front dormers and gabled bays. The other adjacent dwelling is a traditional two storey semi-detached house which is orientated at approximately 45 degrees away from this property. Consequently, the alterations are not considered to be incongruous or harmful but respectful in this context as the features will nit together pre-existing characteristics of the adjacent bungalow and the dormer bungalows opposite by mirroring the prevailing gabled roof form and the introduction of a front dormer which is smaller than others within the streetscene. The proposal is considered to comply with policy P10 of the Core Strategy and saved policy BD6 of the UDP and policy HDG1 of the Householder Design Guide and the guidance on good design appropriate to the local context contained within the NPPF.
- 10.2 The materials are to match those of the host dwelling and conditions have been suggested to stress this requirement.

Conservation

- 10.3 The property is located within the Calverley Conservation Area. The property and the immediate streetscene do not reflect the prevailing Victorian characteristics of Calverley which are a particular feature of this part of the Conservation Area as

highlighted by the Conservation Area Appraisal. The proposed alterations will significantly alter the character and appearance of the dwelling; however it will transform the dwelling into a style that is more reflective of the prevailing characteristics of the other dormer bungalows within the immediate streetscene. The scheme is therefore considered to preserve the character and appearance of the Conservation Area. The proposal is therefore considered to comply with policy P11 of the Core Strategy and the guidance on sensitive development within 'Historic Environments' contained within the NPPF.

Residential amenity

- 10.4 The rear windows exceed the minimum guidance distances laid out in the Householder Design Guide except for the ground floor windows, but these are adequately screened by the rear boundary wall and the sloping topography to protect the privacy of the gardens to the rear. It is overlooking from the first floor dormer window that is the main concern of the objectors. The minimum guidance distance in terms of window to boundary for a first floor bedroom window is 7.5m. The proposal achieves just over 9m. The recommended bedroom window to main window minimum guidance distance would be 18m and the proposal achieves over 35m in relation to the dwelling directly opposite beyond the rear boundary (12A Shell Lane). The front dormer and gable windows also well exceed the minimum guidance distances in relation to the properties opposite. The first floor side window serves a bathroom and has been conditioned to be obscure glazed.
- 10.5 Due to the orientation of the site, location of the applicant's property and the scale of the development, there will be no significantly detrimental overshadowing or overdominance of adjacent dwellings or their curtilage. The scheme has been revised to ensure reasonable gaps are maintained to the side boundaries with the extension to the roof exceeding minimum guidance for two storey extension as regards its proximity to the side boundary despite being more fairly described as a storey and a half. The projection to the rear is limited, the dormers are set well within the roof and the link extension sits behind the existing garage/store. The proposal is therefore considered to accord with saved policy GP5 of the UDP and policy HDG2 of the Householder Design Guide in terms of residential amenity impacts.
- 10.6 With regard to the amenity of the occupiers of the dwelling, the majority of the alterations are to the roof with only a small increase in footprint to the rear. The garden space remaining is therefore considered more than adequate to serve this family dwelling.

Parking

- 10.7 The proposal will affect parking provision within the site primarily through the conversion of the garage. However sufficient space will remain to park at least two domestic vehicles off-street on the remaining drive and this is considered more than adequate for a dwelling of this size in this suburban location. The proposal is therefore considered to accord with policy T2 of the Core Strategy and the guidance within the Parking SPD.

Representations

- 10.8 Five letters of representation have been received. The main concerns raised are, in summary, that the extensions are too large and will not respect the character of the area, will be overbearing and result in overlooking of neighbouring properties, will effect drainage, the wall to the rear and trees and that parking will not be adequate.

- 10.9 Three further comments were received from the original objectors to the revised proposals following renotification of those interested parties whom made comment on the original application. None of the objectors who made further comment were satisfied that the revisions had allayed their original concerns. The revised scheme is considered to have addressed those issues raised that were material to the planning determination of the merits of this scheme to the satisfaction of Officers of the Local Planning Authority as is explained in preceding sections of this report and also below.
- 10.10 Drainage is chiefly a matter for building regulations. The site is not in an area of elevated flood risk nor are the scale of works proposed likely to have a significant impact on flood risk. The extension will not require foundations within the root protection zone of any nearby substantial trees nor are they considered likely to place significant additional pressure on nearby trees in terms of pressure to prune. The foundation works to facilitate the extensions are well away from the historic stone wall and it is highly unlikely that such works would have any significant effect on that wall. The reductions to the mass of the roof have consequently reduced the immediate impacts on adjacent neighbours in terms of shadow and dominance and overlooking by reducing the amount of windows to the first floor at the rear. They have also significantly improved the visual impact on the character of the streetscene which was the main reason the revisions were sought. The windows generally comply with minimum guidance distances and where they do not, they are adequately screened by boundary treatments or have been conditioned to be obscure glazed such that no harmful overlooking will result.

Conclusions

- 10.11 For the reasons given in the above report and taking into account all other material considerations the Officers recommend to the Plans Panel that planning permission should be granted subject to the conditions outlined at the head of the report.

Background Papers

- Application files: 15/05597/FU
- Certificate A signed by applicant.



SOUTH AND WEST PLANS PANEL

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