



Report of the Chief Planning Officer

PLANS PANEL NORTH AND EAST

Date: 2nd June 2016

Subject: Application 15/07400/FU – Five pairs of semi-detached houses (10 units in total), with associated parking and landscaping at land off Boggart Hill Road, Seacroft, LS14 1LS

APPLICANT

Connect Housing

DATE VALID

21st December 2015

TARGET DATE

9th June 2016 (extended)

Electoral Wards Affected:

Killingbeck and Seacroft

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. Time limit on permission – 3 years.
2. Development to be built in accordance with the approved plans.
3. Walling, roofing and surfacing materials.
4. Proposed levels, including finished floor levels.
5. Details of retaining walls within southern and south eastern boundaries of the site, including tree protection for retained trees adjacent to the site if necessary.
6. Submission of landscape scheme including management plan (including provision for the replacement of trees and new planting that die within first 5 years).
7. No vegetation removal to take place during bird nesting season unless an ecologist has carried out a survey on site and confirmed no risk of harm (to be agreed by the local planning authority).
8. Off-site highway works (provision of 2m footway to site frontage) to be carried out prior to occupation.
9. Laying out of vehicle areas within the site.
10. Construction of new footpath crossings.
11. Drive gradients
12. Provision for contractors (parking, site storage, loading and unloading etc) during the construction period.

13. Electric vehicle charging points.
14. Details of sustainable construction measures.
15. Site investigation (and remediation if necessary) in relation to former mine workings.
16. Feasibility study into infiltration drainage.
17. Surface water drainage scheme.
18. Development to achieve Optional Building Regulations requirement for water efficiency (110 litres per person per day).
19. Rainwater butts to be provided to all properties.
20. Unexpected contamination.
21. Importing of soil.
22. Local employment during construction.

1.0 INTRODUCTION:

- 1.1 Permission is sought for the development of 10 houses by Connect Housing, a Registered Provider of Social Housing (Housing Association). All of the houses are proposed to be affordable rented properties.
- 1.2 Although the scheme proposes 100% affordable housing, the developer has advised that they are unable to provide other planning obligations, including greenspace, on the grounds of viability. A viability appraisal has been submitted as part of the application. Whilst the scheme has significant merits in the provision of 10 new affordable homes, it would not accord with other development plan policies aimed at providing infrastructure to support new housing development, including new or improved public open spaces. In the light of this, and the issues that have been raised in relation to the viability of the scheme, the Chief Planning Officer has decided not to exercise his delegated powers in this instance, and the application is therefore brought to Plans Panel for determination.
- 1.3 A viability report has been provided by the applicant in support of their application and has been independently assessed by the Council's Asset Management section. This is discussed in the appraisal section below.

2.0 PROPOSAL:

- 2.1 Full planning permission is sought for ten 2-bedroom semi-detached affordable houses. The two-storey houses would be identical to one another in design and layout, and would be constructed of brick with pitched concrete 'slate' roofs. All of the properties would comply with the Nationally Described Space Standard in terms of their internal floor areas.
- 2.2 Each property would have two parking spaces on a drive or parking area to the side, all accessed independently from Boggart Hill Road. A minimum 2m wide footway is proposed along the site frontage.
- 2.3 The houses would be set back slightly from the road frontage with small areas of shrub planting to the front, and larger private garden areas to the rear. To assist in providing more level garden areas, an additional gabion retaining structure is proposed within the site's southern and south eastern boundaries, above the existing retaining walls that run along these boundaries. Between the two structures a small landscaped 'buffer' zone is proposed, incorporating new planting, and the steel rail fence along the site's southern boundary is proposed to be removed and replaced with hit and miss timber fencing.

2.4 No public open space is proposed on-site as part of the development. A commuted sum of £30,502 *in lieu* of on-site provision has been sought towards the provision of improvements to existing areas of greenspace in the locality, however the developer has advised that it is not possible to provide the required sum on the grounds of the scheme's viability, and a viability appraisal for the development, setting out the scheme costs etc, has been provided in support of the application. Further detail in relation to the viability report and its consideration is included in the appraisal section below.

3.0 SITE AND SURROUNDINGS:

3.1 The application relates to a roughly semi-circular piece of land on the southern side of Boggart Hill Road in Seacroft. The land slopes downhill from the road frontage towards the houses on Beechwood Court to the south, the closest of which sit around 1.8m-2m lower than the site's rear boundary, which is marked by a retaining wall with a metal palisade fence above.

3.2 The site itself is grassed over and contains little in the way of other vegetation, however there is a group of off-site trees close to the southern boundary, also at a lower level than the application site, and a few trees in the gardens of properties to the south.

3.3 The surrounding area is residential in nature and varied in character, with mid-twentieth century semi-detached and terraced local authority housing together with more recent infill development including three-storey blocks of flats on the opposite side of Boggart Hill Road to the north and semi-detached housing on Beechwood Court and Boggart Hill Gardens to the south and south west.

3.4 There is a small area of public open space on Boggart Hill Gardens to the south west of the site, which has been improved as part of a recent development of housing further along Boggart Hill Gardens. The site is also close to a large area of greenspace at The Rein, around 60m away to the south east.

4.0 RELEVANT PLANNING HISTORY:

4.1 A previous application for 16 apartments on the site was withdrawn in March 2015 following concerns regarding overdevelopment and impacts on off-site trees to the south east (14/07656/FU).

5.0 HISTORY OF NEGOTIATIONS:

5.1 Following the withdrawal of the previous application, further discussions have taken place with the developer to consider the concerns raised previously and how these might be addressed. Alternative proposals for a scheme of 16 units were submitted and considered as part of this, but having done so, concerns remained about the ability of the site to accommodate this level of development together with the associated levels of parking and outdoor amenity space that would be required, and a reduction in the number of units was suggested. The current proposal for 10 semi-detached houses was subsequently submitted.

5.2 During the course of the application there have been some minor revisions to the design of the proposed houses to incorporate additional detailing and clarify materials. Further clarification has also been sought by Asset Management on various matters as part of their consideration of the viability information provided by the applicants.

6.0 PUBLIC/LOCAL RESPONSE:

Ward Members

- 6.1 The Ward Members were notified of the application when it was originally received, and have subsequently been updated following the receipt of comments from Asset Management regarding the viability report and the conclusion that the scheme could not provide the required greenspace contribution. Councillor Hyde has advised that he is happy to waive the greenspace requirement in the light of all of the properties being viable. Councillor Selby has agreed with the approach in this instance, but has expressed concerns about the principle of waiving planning obligations for measures such as greenspace.

Other public response

- 6.2 The application has been advertised as a major development by site notices, posted 15th January 2016, and by press notice in the Yorkshire Evening Post on 8th January 2016. No representations have been received.

7.0 CONSULTATION RESPONSES:

Statutory

Coal Authority

- 7.1 No objection subject to condition.

Non-statutory

Highways

- 7.2 No objection subject to conditions.

Contaminated Land

- 7.3 No objection subject to conditions.

Flood Risk Management

- 7.4 No objection subject to conditions.

Yorkshire Water

- 7.5 No comments received.

8.0 PLANNING POLICIES:

- 8.1 Section 38 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.

Development Plan

- 8.2 The development plan for Leeds is made up of the adopted Core Strategy (2014), saved policies from the Leeds Unitary Development Plan (Review 2006) (UDP) and the Natural Resources and Waste Development Plan Document (DPD), adopted January 2013.
- 8.3 The site is unallocated in the Development Plan.
- 8.4 The following Core Strategy policies are relevant:

GENERAL POLICY – Presumption in favour of sustainable development

SP1 – Location of development in main urban areas on previously developed land

P10 – High quality design
P12 – Good landscaping
H2 – New housing on non-allocated sites
H3 – Housing density
H4 – Housing mix
H5 – Affordable housing
G4 – On-site greenspace for major residential developments.
T2 – Accessibility
EN1 – Carbon dioxide reduction for major developments
EN2 – Sustainability measures to be incorporated in new developments
EN5 – Managing flood risk
EN7 – Protection of mineral resources (coal, sand, gravel)
ID2 – Planning obligations and developer contributions

8.5 The following saved UDP policies are relevant:

GP5 – General planning considerations
N25 – Landscaping
BD5 – General amenity issues
LD1 – Landscaping

8.6 The following DPD policies are relevant:

GENERAL POLICY1 – Presumption in favour of sustainable development.
MINERALS3 – Surface Coal resources
AIR1 – Major development proposals to incorporate low emission measures.
WATER1 – Water efficiency, including incorporation of sustainable drainage
WATER4 – Effect of proposed development on flood risk.
WATER7 – No increase in surface water run-off, incorporate SUDs.
LAND1 – Land contamination to be dealt with.
LAND2 – Development should conserve trees and introduce new tree planting.

Supplementary Planning Guidance/Documents

8.7 The following SPGs and SPDs are relevant:

SPG13 – Neighbourhoods for Living: A Guide for Residential Design in Leeds (including 2015 Memoranda)
Street Design Guide SPD
Sustainable Construction SPD: Building for Tomorrow Today
Parking SPD

Killingbeck and Seacroft Neighbourhood Framework

8.8 The Framework was drawn up to provide guidance on the regeneration of these areas, taking a strategic approach to the delivery of housing and supporting infrastructure such as public open space, together with improvements to connectivity across the area. It was the subject of public consultation in early 2015 and in November 2015 Leeds Executive Board agreed the development principles and approach, and that these should be applied in the consideration of development sites coming forward in the area.

8.9 The Framework acknowledges the challenges presented by the large scale housing clearance which has taken place in the area over the years, which has left a large amount of vacant land, and identifies sites which would be suitable for new housing development, including the current application site. It also recognises that the amount of existing open space in the area means that new additional greenspace

may not always be necessary as part of new developments, and identifies key areas of greenspace where targeted improvements to quality and connectivity could be provided with contributions from developments *in lieu* of additional on-site provision.

- 8.10 As well as site-specific aspirations for these sites, the Framework also includes guidance around a number of other key topics aimed at providing the necessary infrastructure and facilities to support new housing development as part of the area's ongoing improvement. These include community uses, improved greenspace, and better connectivity around the area and to other parts of the city.

National Planning Policy

- 8.11 The National Planning Policy Framework (NPPF), published on 27th March 2012, and the National Planning Practice Guidance (NPPG), published March 2014, replaces previous Planning Policy Guidance/Statements in setting out the Government's planning policies for England and how these are expected to be applied. One of the key principles at the heart of the Framework is a presumption in favour of Sustainable Development.
- 8.12 The introduction of the NPPF has not changed the legal requirement that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The policy guidance in Annex 1 to the NPPF is that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the policies in the plan to the policies in the Framework, the greater the weight that may be given.

DCLG – Nationally Described Space Standards

- 8.13 This document sets a nationally-defined internal space standard for new dwellings. The government's Planning Practice Guidance advises that where a local planning authority wishes to require an internal space standard it should only do so by reference in its local plan to the nationally described space standard. With this in mind the city council is in the process of gathering evidence in relation to the adoption of the national standard as part of a future local plan review. The housing standards are a material consideration in dealing with planning applications, however as this process is at a relatively early stage in Leeds, only limited weight can be attached to them at this stage.

9.0 MAIN ISSUES

1. Principle of development
2. Viability
3. Greenspace
4. Design, landscaping and visual amenity
5. Residential amenity
6. Highways and access
7. Sustainability
8. Nature conservation
9. Other issues

10.0 APPRAISAL

Principle of development

- 10.1 Although the site does not appear to have been developed previously, it is not designated as a protected greenspace or allocated for any other use, and it is identified as a potential housing site in the Killingbeck and Seacroft Neighbourhood

Framework. The site is in a residential area within the suburb of Seacroft, close to local amenities and public transport links. The principle of residential development on the site is therefore considered acceptable, subject to other material planning considerations.

- 10.2 All of the properties would be 2-bedroom houses, which does not provide a mix of house types in line with policy H4, but in view of the very small nature of the development and as 2-bedroom house types are identified as those in highest need, the proposals are considered acceptable in this respect.
- 10.3 At a density of around 33 dwellings per hectare, the development is slightly below the targets in policy H3. However, as noted above, the site is relatively constrained in terms of its size, its position at a considerably higher level than neighbouring houses close to the southern boundary, and the proximity of trees to the south east, and previous proposals for higher numbers have been considered unacceptable on the grounds of overdevelopment and impacts on neighbouring residents and trees. As discussed below, the current proposals provide a balance between achieving housing numbers whilst maintaining the character of the area and the amenities of neighbouring residents, whilst allowing sufficient space for parking and private gardens within the site, and are considered acceptable in this respect.

Viability

- 10.4 A viability statement has been provided by the applicant in support of their assertion that because of the particular nature of their development (i.e. as a 100% affordable housing scheme for rent) they are unable to provide a contribution towards greenspace improvements in the area in accordance with planning policy requirements.
- 10.5 Asset Management officers have carried out an independent assessment of the scheme's viability taking account of the information in the applicant's statement, and checking the figures quoted against independent sources on matters such as market sales and rental values in the area and standard build costs.
- 10.6 As part of their appraisal, Asset Management have carried out an exercise comparing the viability of:
- a) the submitted scheme of 10 houses, all for affordable rent, to be developed by a Registered Provider of Social Housing (and therefore with no developer profit factored in);
 - b) an identical open market scheme providing no affordable housing (since the development is below the 15 unit threshold for the area) but policy-compliant in relation to greenspace.
- 10.7 Asset Management's appraisal concluded that because anticipated market values in the area are low in relation to the build costs for the project, a commercial, open market scheme providing no affordable housing would be unviable, with or without a greenspace contribution.
- 10.8 Because of the nature of the proposed development, as a 100% affordable housing scheme by a Registered Provider, the scheme would benefit from £280,000 of grant funding from the Homes and Communities Agency (HCA) which would not be available to support the development of the site for commercial purposes by a private developer. However, whilst the HCA grant funding would be sufficient to allow the site's development for 100% affordable housing, it is granted on terms

which require maintenance standards that are higher than conventional private market rental standards. This includes more stringent requirements in relation to the timescales for replacement of heating systems, roofs, boilers, kitchens, bathrooms, windows etc.

- 10.9 Because of the higher maintenance standards required of affordable housing providers by the HCA and the need to maintain Housing Decency Standards, the overall annual maintenance costs would also be higher than a conventional market rental scheme. This is coupled with the fact that the development would be subject to affordable rents (defined as 80% of market rents), with the result that the level of rental income across the lifetime of the development would be approximately £100,000 lower than an equivalent 100% market housing scheme. As a result of these two factors, the total net revenue income from the development would be lower than an equivalent commercial scheme.
- 10.10 In summary, having considered the scheme and the information provided by the developer, Asset Management have concluded that a commercial scheme would not be viable. The HCA funding that has been secured would allow the scheme to be developed as a 100% affordable rented scheme as proposed, but this is only available on the basis of lower rents and higher maintenance costs than a private scheme. As a result, Asset Management have advised that they agree with the developer's assertion that the development of the site with a 100% affordable housing scheme cannot viably provide a further contribution towards the provision or improvement of greenspace in this instance.
- 10.11 In the light of this, it is therefore necessary to weigh up the benefits of the proposals in terms of providing 10 new affordable homes against the potential implications of not providing these requirements in this instance. These are discussed further in the relevant sections below.

Greenspace

- 10.12 Core Strategy policy G4 requires the provision of greenspace on-site for all developments of 10 dwellings or more. However, the Core Strategy recognises that not every development site is capable of accommodating the required greenspace within the site boundary and advises that in certain circumstances, and taking into account the characteristics of the site, it may be possible to provide new greenspace or improvements to existing greenspace off-site *in lieu* of on-site provision. This approach is supported by the Killingbeck and Seacroft Neighbourhood Framework.
- 10.13 In the most recent assessment of greenspace provision, carried out last year, Killingbeck and Seacroft Ward was identified as having sufficient provision in terms of amenity greenspace and natural greenspace, but as having deficiencies in parks and gardens, outdoor sports, equipped play, and allotment provision. In relation to greenspace, the Killingbeck and Seacroft Neighbourhood Framework advises that:

The numerous areas of greenspace throughout Killingbeck and Seacroft area means that the provision of additional green space as part of new development may not always be necessary, as this introduces small parcels of difficult to manage greenspace rather than complementing and enhancing the network of existing provision.

Qualitative improvements to existing greenspace provision through contributions from the redevelopment of the sites could maximise regeneration benefits across the area.

- 10.14 In this case no greenspace is proposed within the site, however in view of the relatively small size of the site, the requirement to provide 800m² of greenspace on-site in accordance with policy G4 would have significant implications for the ability to develop the site and for the number of new affordable houses that could be provided, as well as creating a further relatively small area of new greenspace, which the Neighbourhood Framework advises against.
- 10.15 The site is also close to other areas of open space nearby, including an area on Boggart Hill Gardens around 60m to the south west which has recently been enhanced with new boundary treatments, access paths, seating areas and landscaping in conjunction with the recently-completed Williamson View apartments development scheme by the same developer, and a larger area of greenspace at The Rein, around 60m away to the south east.
- 10.16 In the light of the limited capacity of the site, and the guidance and aspirations in the Neighbourhood Framework in relation to contributions towards access improvements to existing greenspace, it was considered more appropriate for the greenspace requirement to be met by the provision of a proportionate sum towards the provision or enhancement of greenspace within the locality in this case. Based on the scale and nature of the development, a commuted sum of £30,502 was calculated.
- 10.17 This sum has been put to the developer, who has advised that they are unable to provide a contribution towards greenspace improvements on viability grounds and as noted above, has provided a viability statement in support of this and Asset Management have advised that they agree with the conclusion that the development of the site with a 100% affordable housing scheme cannot viably support the provision of the greenspace contribution in this instance.
- 10.18 In the light of this it is necessary to weigh up the benefits of the proposals against the potential implications of not providing the requested contribution towards greenspace improvements.
- 10.19 The delivery of new housing is identified as a key objective of the Killingbeck and Seacroft Neighbourhood Framework. The proposed development would provide 10 new houses for affordable rent, which is significantly higher than the policy requirement for the area (developments under 15 units in this area would not usually attract a requirement for affordable housing provision). In this respect, it is considered that the development would have significant benefits in bringing a positive use to a currently undeveloped site, with new affordable housing provision reflecting the aspirations of the Neighbourhood Framework and contributing to the enhancement and regeneration of the wider area.
- 10.20 In considering this aspect of the proposals it is also necessary to consider the implications of not providing the requested contribution towards greenspace improvements. Policy G4 of the Core Strategy aims to ensure that new housing development is supported by appropriate green infrastructure as part of promoting active and healthy communities. As discussed above, Killingbeck and Seacroft Ward is identified as having deficiencies in certain types of greenspace, and the development of this 'greenfield' site for new housing would introduce new residents into this area, potentially creating greater pressures on existing greenspace. However, it is noted that the development is relatively small in scale and that any additional impact in this respect is likely to be relatively marginal.

10.21 It is regrettable that the scheme is unable to provide a contribution towards the improvement of existing greenspace in the area. However, the development would provide 10 new affordable homes, built to the Nationally Described Space Standard in terms of their internal areas and in accordance with Passivhaus principles in terms of sustainable construction, and would achieve high levels of water efficiency. In the light of this, and taking into account the site's very close proximity to The Rein and as the new properties would have good levels of private outdoor amenity space (in excess of the recommended garden sizes in *Neighbourhoods for Living*), it is considered on balance that the significant regeneration benefits of the proposals in bringing an unused site into use to provide new affordable housing at significantly higher levels than the Core Strategy policy requirement would outweigh the potential implications of not providing this sum in this instance.

Design, landscaping and visual amenity

10.22 The proposed houses would be well-spaced and the scale, design and materials proposed are considered to reflect the character and pattern of existing surrounding development. Parking is accommodated on drives to the side of each property, thus minimising its presence in the streetscene, and allowing for the provision of small areas of soft landscaping to the front of each property, breaking up the areas of hard surfacing.

10.23 The landscape officer has reviewed the tree survey submitted in support of the application, together with the indicative landscaping proposals, and advised that the proposals are considered acceptable in this respect, subject to conditions relating to the provision of new landscaping as part of the development, which are recommended.

10.24 In the light of the above, it is considered that the proposals would provide a well-designed and sympathetic scheme which would take the opportunity to bring a vacant site into use and enhance the area, and are acceptable in this respect. Conditions relating to materials are recommended.

Residential amenity

10.25 The proposed houses would be well-spaced in relation to one another, and would all have private garden areas in excess of the sizes recommended in *Neighbourhoods for Living*. Although the weight that can be attached to the Nationally Described Space Standard is limited at present, it is also noted that all of the properties would comply with the Standard in terms of their internal floor areas. In the light of this and the level of private garden provision, it is considered that the proposals would provide a high level of amenity for future residents.

10.26 In terms of the relationship between the development and existing properties, the closest neighbours are located on Beechwood Court to the south. The distances between the rear elevations of the proposed houses and the southern boundary of the site meet those recommended in *Neighbourhoods for Living* and in most cases exceed these distances, allowing extra separation to offset the additional impacts that could arise in terms of overlooking, overshadowing or overdominance as a result of the considerable levels difference between the sites. In the light of this, whilst the presence of houses on the site will have some impact on the outlook from these neighbouring properties, it is not considered that this would be so significant as to warrant refusal of the application on this basis.

10.27 In view of the distance between the development and other neighbouring properties to the north and west, it is not considered that the proposals would have significant

implications for other neighbouring residents in terms of overlooking, overshadowing or overdominance.

10.28 In the light of the above, it is considered that the proposed development would provide an appropriate level of amenity for future residents without detriment to the amenities of existing residents. The proposals are therefore considered acceptable in this respect.

10.29 As all of the properties would have garden areas in excess of the *Neighbourhoods for Living* guidelines and are well-spaced in relation to one another, it is not considered that the removal of permitted development rights for new windows or for extensions, outbuildings etc would be necessary or reasonable in this instance.

Highways

10.30 With two off-street parking spaces for each property, the levels of parking provision are considered acceptable. A 2m wide footway is proposed along the length of the site frontage. All properties would have externally accessible rear garden areas where external cycle storage could be installed by or at the request of tenants if required. In the light of this, and subject to conditions, the highways officer has advised that the proposals are acceptable in this respect.

Sustainability

10.31 In accordance with Core Strategy policies EN1 and EN2, major developments are required to incorporate various measures aimed at reducing their energy demand and CO₂ emissions. In this instance, the agent for the application has confirmed that the development is proposed to be constructed to *Passivhaus* principles, aimed at minimising the energy and heating requirements of the houses through measures including high standards of insulation and air tightness. Whilst the developer is currently considering two possible methods of construction and therefore details of the final method of construction have yet to be finalised, they have confirmed that the options being considered would follow the *Passivhaus* approach. No additional measures such as photovoltaic cells are proposed, however in view of the proposed construction approach aimed at significantly reducing the energy demands of the development, it is considered that the proposals are acceptable in this respect. A condition is recommended requiring details of the construction method and energy saving measures to be submitted and approved once the method of construction has been finalised.

10.32 In addition to measures aimed at reducing the energy requirements of the development, the developer has advised that the scheme would incorporate water efficiency measures including dual flush WCs, taps with spray aerators, and low capacity baths, as well as drainage measures including soakaways and the provision of water butts to all properties. As a result, the agent has confirmed that the development would achieve the improved Optional Building Regulations water efficiency standard of 110 litres per person per day (l/p/d) (as opposed to the standard Building Regulations requirement of 125l/p/d), in accordance with Core Strategy policy. Conditions are recommended relating to the water efficiency standard to be achieved and the provision of water butts as agreed.

10.33 The developer has also confirmed their agreement to the provision of electric vehicle charging points to all properties. A condition requiring the provision of these points prior to the occupation of the dwellings is recommended.

10.33 In view of the significant benefits of the scheme in terms of regeneration and the provision of 10 new affordable homes, and the high levels of sustainability and water

efficiency to be incorporated and achieved as part of the development, it is considered that the suggested approach is acceptable.

Nature conservation

- 10.34 A habitat survey has been submitted in support of the application, which concludes that the development would have little or no potential impact on protected species. The report recommends that no clearance work be carried out within the bird nesting season to prevent possible impacts on nesting birds, and a condition to this effect is recommended.

Other issues

- 10.35 The Coal Authority, and the Flood Risk Management and Contaminated Land officers have raised no objections to the proposals, subject to conditions, which are recommended as part of the decision.

11.0 CONCLUSION

- 11.1 It is considered that the proposed development, which would provide 10 new affordable homes, would be of significant benefit to the regeneration aspirations of the area, and would provide high standards of design and amenity for future residents, without detriment to the amenities of existing residents or to highway safety.
- 11.2 On balance therefore, and in the light of the above, it is considered that the proposals are acceptable and it is recommended that the application is approved, subject to the conditions suggested above.

Background Papers:

Application 15/07400/FU, history file 14/07656/FU and pre-application PREAPP/15/00605 Certificate of Ownership: Notice served on Leeds City Council and Certificate B signed on behalf of applicant.

Schedule of Accommodation

Ground Floor: 2B4p House @ 79.0m² - 10no.

Total - 10no.

Site area: - 0.30ha - 0.73 acres

Density: - 33.3 units/ha - 13.7 units/acre

General Notes

Private driveways to be finished in tarmacadam.

Layout based on Topographical Survey provided by HH Surveys.

Key

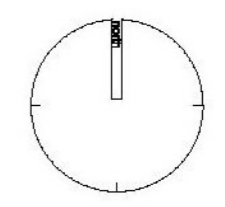
- 1.8m High polyester powder coated steel railings
- 1.0m High polyester powder coated steel railings
- 1.0m High dwarf masonry wall with polyester powder coated steel railings
- 1.8m hit and miss timber fence, boarded both sides between concrete posts
- 600m Gabion cage restraint
- Bin Store
- 90.32 Existing Ground Level
- +89.60 Proposed Ground Level

Landscape Key

- Turf
- Existing Tree
- AWSM Proposed Tree
- AWSM Proposed Shrub

Land to the front of the site will be layered with turf. Communal garden spaces will be layered with natural grasses that are existing on the site.

AWSM proposed trees will be of similar species to those existing on the site.



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The general contractor is responsible for the verification all dimensions on site and the architect is to be informed of any discrepancy.

The status of information contained in a computer copy of this drawing shall be limited to that conveyed by the paper copy.

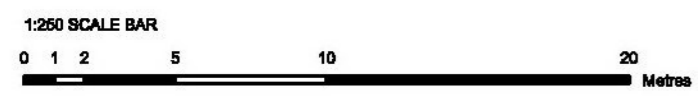
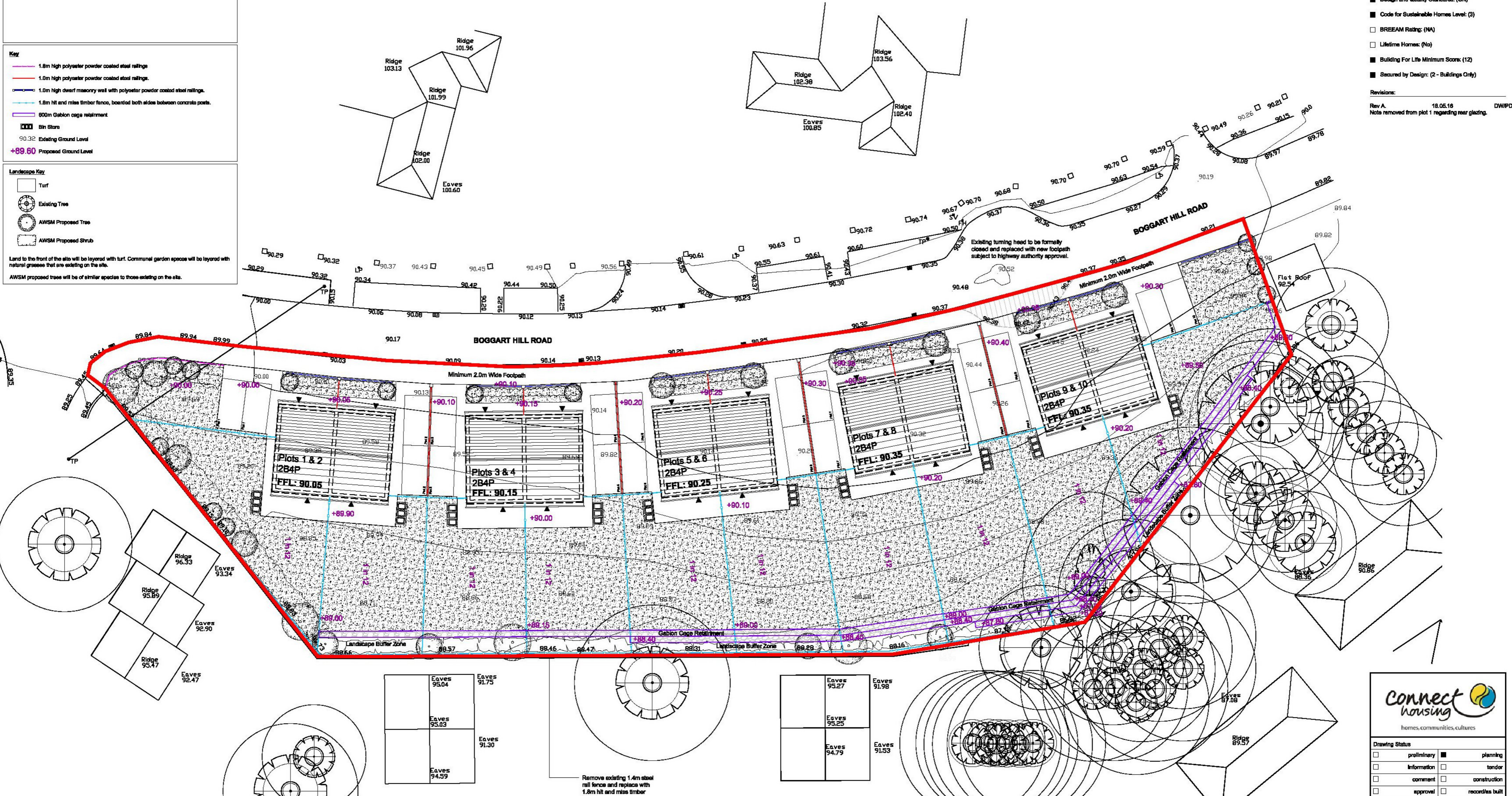
Design Criteria

Sites to comply with the following design criteria subject to confirmation of the form of construction and assessment by an external accredited assessor.

- Design and Quality Standards: (GN)
- Code for Sustainable Homes Level: (3)
- BREEAM Rating: (NA)
- Lifetime Homes: (No)
- Building For Life Minimum Score: (12)
- Secured by Design: (2 - Buildings Only)

Revisions:

Rev A. 18.05.16 DW/DPG
Note removed from plot 1 regarding rear glazing.



Site Layout
Boggart Hill Road
 Seacroft, Leeds
 Connect Housing

Drawing Status

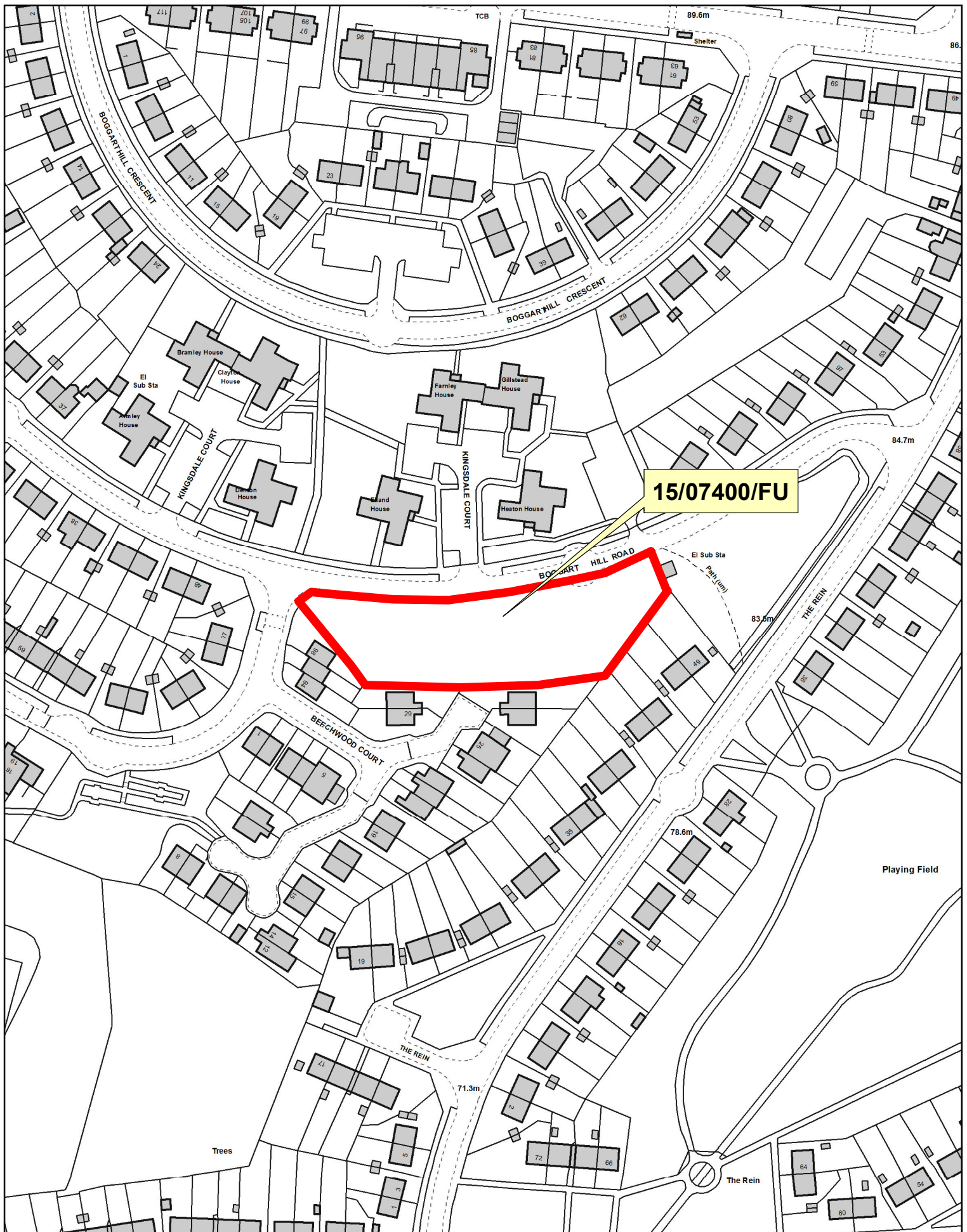
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<input type="checkbox"/> information	<input type="checkbox"/> tender
<input type="checkbox"/> comment	<input type="checkbox"/> construction
<input type="checkbox"/> approval	<input type="checkbox"/> record as built

Scale: 1:250 @ A2
 Date: Oct 2015
 Drawn/Checked: DW/DPG
 Dwg.No: 2778.01.401A

Acanthus WSM Architects

Woodhall, Woodhall Lane, Leeds LS26 5NY. TEL. 0113 239 3414. FAX 0113 256 9686. E-Mail: architects@acanthuswsm.com

Remove existing 1.4m steel rail fence and replace with 1.8m hit and miss timber fence.



NORTH AND EAST PLANS PANEL

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

SCALE : 1/1500

