



**Report of the Chief Planning Officer**

**NORTH AND EAST PLANS PANEL**

**Date: 2<sup>nd</sup> June 2016**

**Subject: Application 16/01020/FU – Single storey side/rear extension and porch to front at 87 Birkdale Drive, Alwoodley, Leeds, LS17 7RU**

**APPLICANT**

Mr Adnan Ashfaq

**DATE VALID**

16<sup>th</sup> February 2016

**TARGET DATE**

12 April 2016

**Electoral Wards Affected:**

**Alwoodley**

Yes Ward Members consulted  
(referred to in report)

**Specific Implications For:**

Equality and Diversity

Community Cohesion

**RECOMMENDATION: GRANT PERMISSION subject to the specified conditions:**

1. Time limit
2. Development to comply with approved plans
3. Materials to match the existing
4. The rear elevation office window and the side elevation windows facing No. 85 shall be glazed with obscure glass.
5. Planning permission shall be obtained before any windows are inserted in the side elevation of the extension facing No.85 Birkdale Drive.

**1.0 INTRODUCTION:**

- 1.1 This application is presented to Plans Panel at the request of Ward Councillor Peter Harrand who states that all three Ward Councillors of Alwoodley are oppose to the development on the basis the scheme represents an overdevelopment of the site, that it doubles the depth of the property and the proposal will have an unacceptable impact on adjacent neighbours.
- 1.2 Under planning application 15/05294/FU planning permission was granted for a single storey rear/side extension and a porch to front. This development has commenced. This extension has a depth of 20m and runs adjacent to the common rear garden

boundary with no.85. Planning permission was granted on the basis that, amongst other reasons, it replaced a substantial existing outbuilding and that the elevation will be similar in mass to the existing boundary treatment with the roof designed to slope away from no.85.

- 1.3 The current proposal seeks to amend that permission by including a single storey rear extension of 3m projection from the rear of the main body of the house.

## **2.0 PROPOSAL:**

- 2.1 This scheme follows a recently approved application for a rear and side extension including a porch (15/05294/FU). Under this application amendments are sought to the approval with the addition of a single storey extension that extends the entire rear elevation of the building. The extension will project out 3m from the rear elevation of the dwelling.

## **3.0 SITE AND SURROUNDINGS:**

- 3.1 The application relates to a two storey gable fronted dwelling. The street contains similar two storey detached dwellings as well as a semi-detached dwellings of a different design. The application site features a rear garden which is enclosed by fences, hedges and brick wall approximately 2.2m in height. The site also features a rear garage, which has now been demolished to make way for the rear extension.

## **4.0 RELEVANT PLANNING HISTORY:**

- 4.1 15/05294/FU- Single storey rear/side extension and porch to front. (Approved)

## **5.0 HISTORY OF NEGOTIATIONS:**

- 5.1 None

## **6.0 PUBLIC/LOCAL RESPONSE:**

- 6.1 The application was advertised by individual neighbour letters dated 24<sup>th</sup> February 2016.

- 6.2 Two letters objection have been received. The following concerns have been raised;

- The extension will adjoin the garden of the dwellings beyond the rear elevation and may cause damage to their gardens.
- The occupant of No.89 comments that the development may cause subsidence due to the elevated position of No.89
- New inspection chambers are to be constructed close to No.89 which may cause drainage issues.
- The extension will render the garage of No.89 inaccessible.
- The proposal represents an overdevelopment of the site.

- 6.3 Ward Councillor Peter Harrand states that all three Ward Councillors are oppose to the development on the basis the scheme represents an overdevelopment of the site, that it doubles the depth of the property and the proposal will have an unacceptable impact on adjacent neighbours.

6.4 The neighbour at No.85 has written in support of the scheme and hopes that the building work can be completed as soon as possible.

## **7.0 PLANNING POLICIES:**

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications should be 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

7.2 The Core Strategy is the development plan for the whole of the Leeds district. The following core strategy policies are considered to be relevant:

P10: Seeks to ensure that new development is well designed.

7.3 The application site is not specifically designated within the saved UDP Review (2006). Nevertheless, the following policies are also considered to be relevant:

GP5: Seeks to ensure that development proposals resolve detailed planning considerations, including design, visual impact and issues of access.

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

7.4 No Natural Resources and Waste policies are considered to be relevant to this application.

### Supplementary Planning Guidance:

7.5 Neighbourhoods for Living (SPG13, adopted).

### Householder Design Guide SPD

7.6 This guide provides help for people who wish to extend or alter their property. It aims to give advice on how to design sympathetic, high quality extensions which respect their surroundings. This guide helps to put into practice the policies from the Leeds Unitary Development Plan which seeks to protect and enhance the residential environment throughout the city. Under the chapter entitled 'Special Situations', guidance at page 15 of the guide highlights that extensions or alterations to listed buildings or buildings in conservation areas must be very carefully designed to ensure that they are in keeping with the character and appearance of the locality and goes on to refer to UDPR Policy N19. The following policies from the guide are relevant:

7.7 HDG1 All alterations and extensions 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 features;
- iv) Boundary treatments and
- v) Materials;

7.8 HDG2 All development proposals should protect the amenity of neighbor's. Proposals which harm the existing residential amenity of neighbors' through excessive overshadowing, over-dominance or overlooking will be strongly resisted.

#### National Planning Policy

7.9 The National Planning Policy Framework (2012) sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.

7.10 The NPPF gives a presumption in favour of sustainable development and has a strong emphasis on achieving high quality design. Of particular relevance, the national planning guidance attaches great importance to the design of the built environment and is indivisible from good planning (para.56) and seeks development proposals to add to the overall quality of the area, create attractive and comfortable places to live and respond to local character (para.58).

## **9.0 MAIN ISSUES**

1. Townscape/design and character.
2. Impact Upon Neighbouring Residential Amenity Residential Amenity
3. Representations.

## **10.0 APPRAISAL**

### Townscape/design and character

10.1 As noted within the planning history section of this report, planning permission has previously been granted for a single storey side and rear extension. This decision was made under delegated powers and was approved as the extension was considered not to have material and detrimental impact upon the living conditions of neighbours in light of the existence of the existing garage located adjacent to the boundary. What is now being proposed is the same form of extension plus an additional section towards the rear. Whilst the extant permission is a material consideration Members are entitled to take a view of the totality of what is being now proposed.

10.2 The addition of the rear extension proposed, in conjunction with the extant extension is of a simple scale and form and appears in keeping with the main building. Therefore, it is considered that the proposal will not harm the character of the area and the design of the main building.

### Impact Upon Residential Amenity

10.3 Members of the public and Ward Members feel that the scheme will have a negative impact upon the amenity of neighbours. The single storey extension will have a

projection of 3m and will be set 1m from the adjacent dwelling No.89, whilst the aspect from No.85 has already been approved under the previous scheme. Therefore, the scale of the extension in relation to the neighbouring dwellings is considered not to raise issues of overshadowing or dominance and meets planning guidance.

- 10.4 The views out from windows in the single storey rear extension will be of the applicants own garden area with views of the private areas of the neighbouring dwellings being obstructed by the high boundary treatment. Therefore, it is not considered that the proposal will not raise overlooking issues.

#### Representations

- 10.5 The concern raised with regards to the damage the extension will cause to the gardens of the dwellings beyond the rear boundary, relate to the approved scheme on the site. The rear extension under consideration will not physically affect the properties beyond the rear boundary of the site.
- 10.6 The occupant of No.89 comments that the development may cause subsidence due to the elevated position of No.89. This issue should not occur if good work practices are employed by the developer. This in any case is an issue between the applicant and neighbour to resolve.
- 10.7 The drainage issues highlighted will be dealt with at the Building Regulation stage of the development. Therefore, it is not considered that the proposal can be refused on this issue.
- 10.8 The comments made that the proposal will result in the garage of No.89 becoming in accessible, is not correct. The extension is proposed to be built entirely within land that is under the ownership of the applicant.
- 10.9 The concern has been raised that the proposal represents an overdevelopment of the site. It is considered that single storey extension, at 3m in depth, is of a modest scale, and complies with guidance in Neighbourhoods for Living and will leave sufficient garden space for the occupant of the site. Therefore, it is considered that the proposal represents an overdevelopment of the site.

#### **11.0 CONCLUSION:**

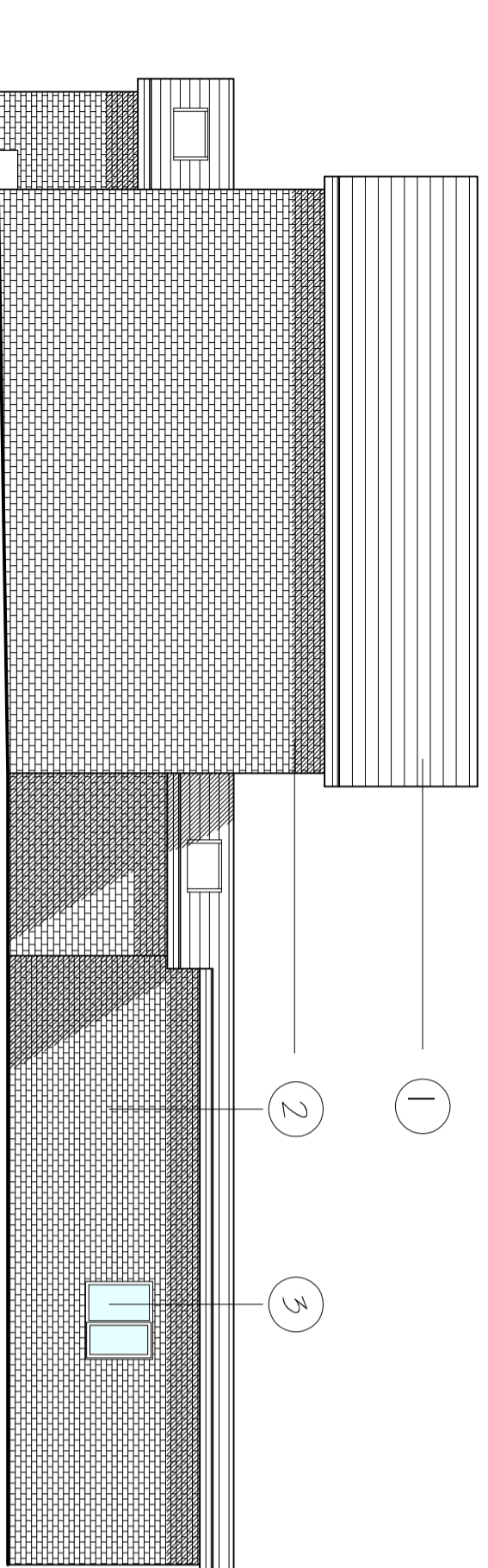
- 11.1 This application effectively seeks to amend a recently approved extant scheme with the addition of a single storey rear extension to the dwelling. This report primarily focuses on this rear extension, as the other aspects of the scheme have already been approved under the extant scheme, but Members are entitled to reach a decision on the totality of the entire scheme now proposed. The single storey rear extension, in conjunction with the side extension, is considered to comply with the guidance set out in the HHDG.
- 11.2 It is considered that the proposal will not have a significant impact upon the character of the area or upon neighboring residential amenity. Therefore, it is considered that the proposal should be approved.

#### **Background Papers:**

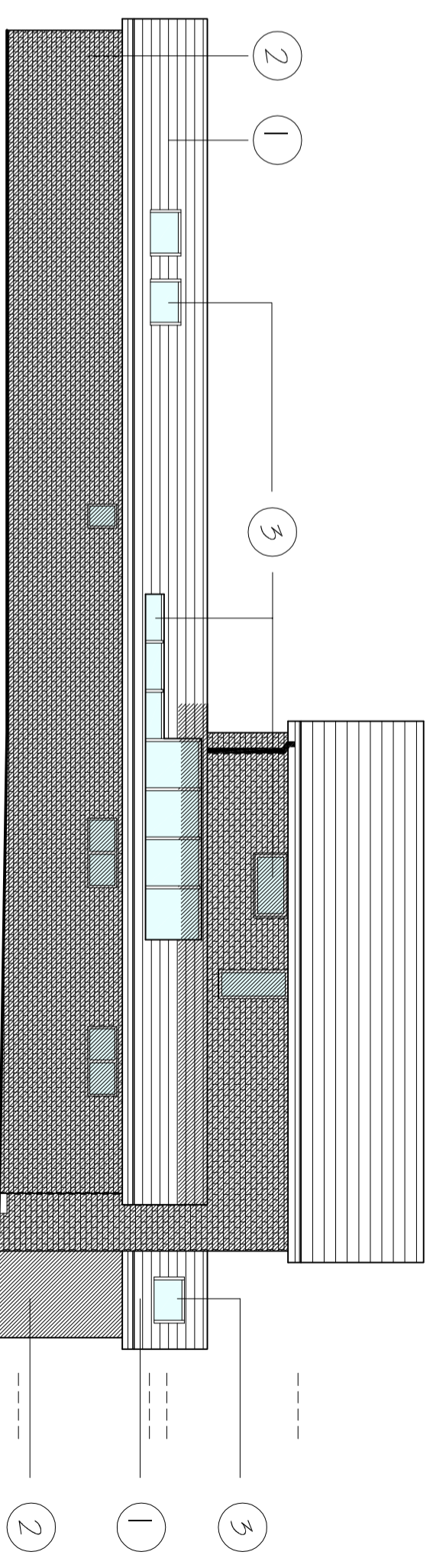
Application files: 16/01020/FU

Certificate of ownership: Certificate A signed by the agent on behalf of applicant Mr Adnan Ashfq

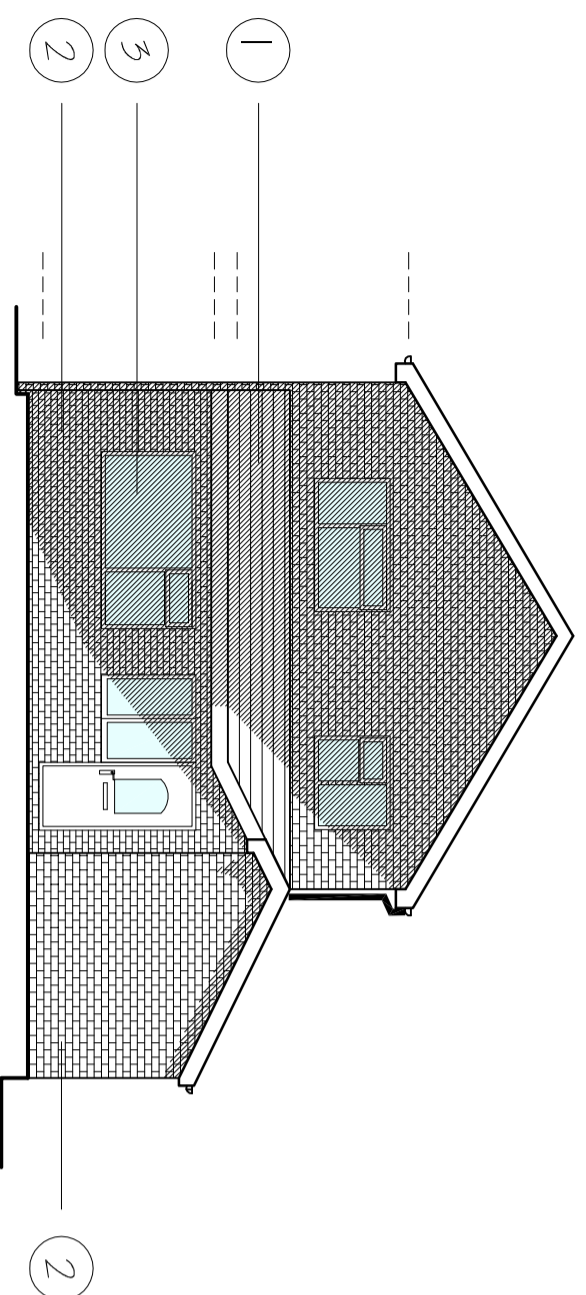
## PROPOSED ELEVATIONS



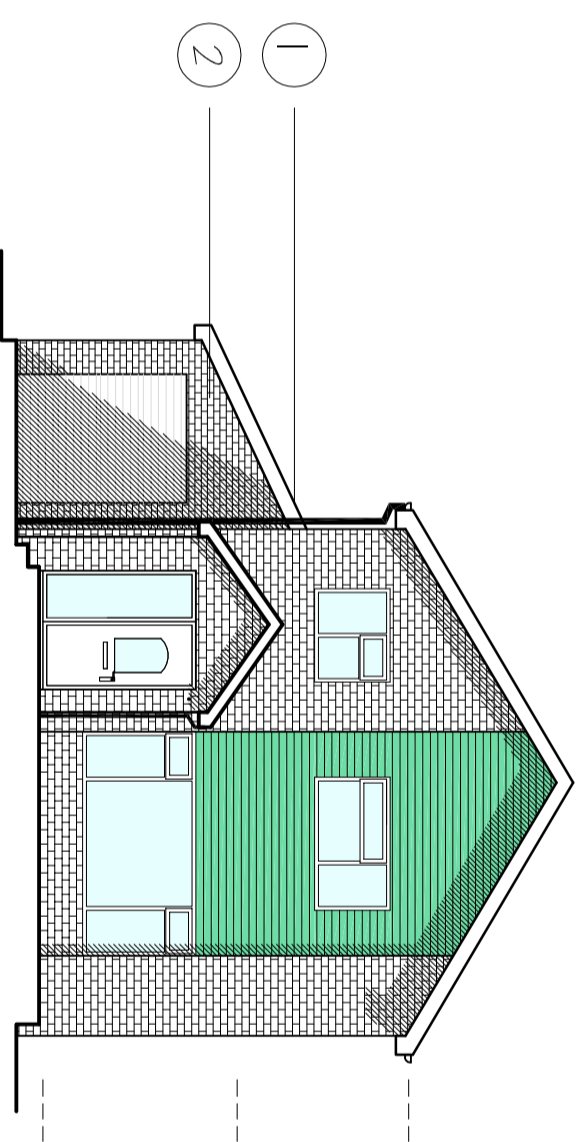
**PROPOSED- SOUTH ELEVATION, 1:100 @A2**



**PROPOSED- NORTH ELEVATION, 1:100 @A2**

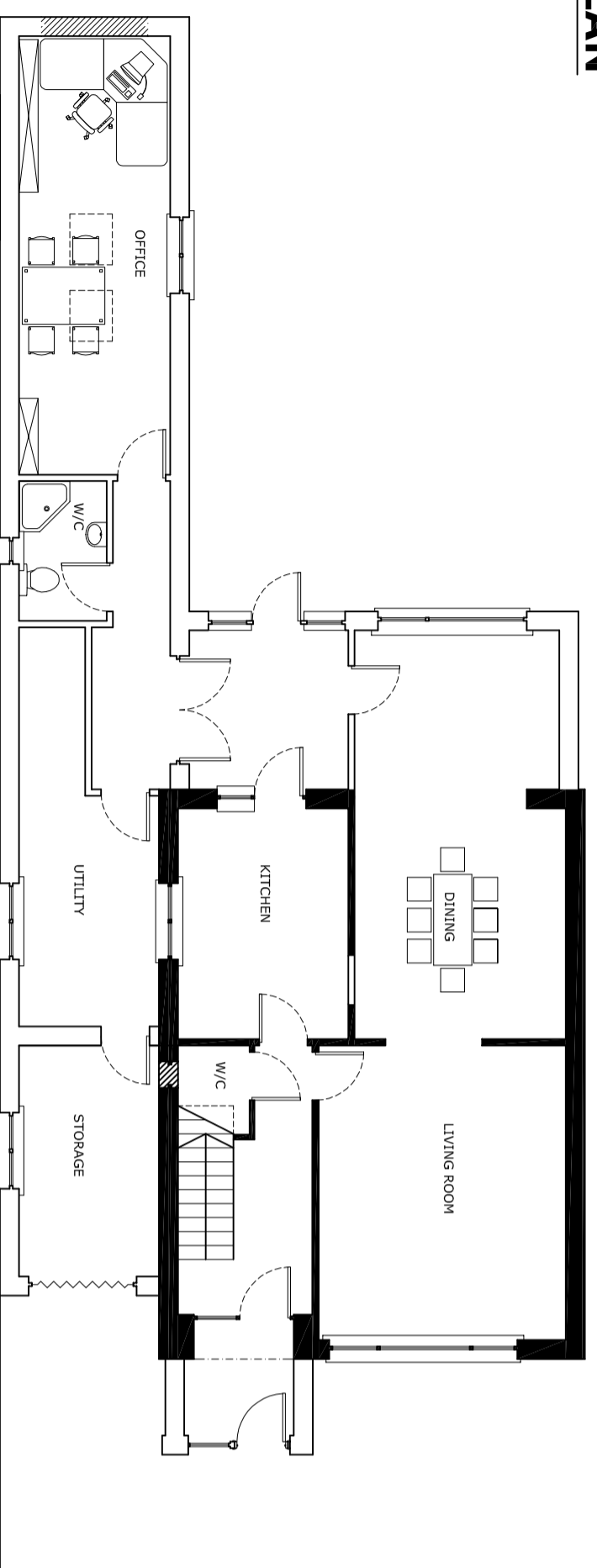


**PROPOSED- EAST ELEVATION, 1:100 @A2**



**PROPOSED- WEST ELEVATION, 1:100 @A2**

## PROPOSED PLAN



**PROPOSED- GROUND FLOOR, 1:100 @A2**

### NOTE:

1. Proposed roofing material to be same as used in existing building (Clay Tiles).
2. All external walls in proposal are to be finished in the same finish as an existing building (multi-coloured beige brick).
3. All proposed windows are to be the same type in the existing building (White UPVC Framed).

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This drawing is to be read in conjunction with all relevant drawings and schedules

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CLIENT:

Mr. Adnan Ashfaq

LOCATION:

87 Birkdale Drive, LEEDS, LS17 7RU

PROJECT:

Single Storey Wrap Around Extension

DRAWING TITLE:

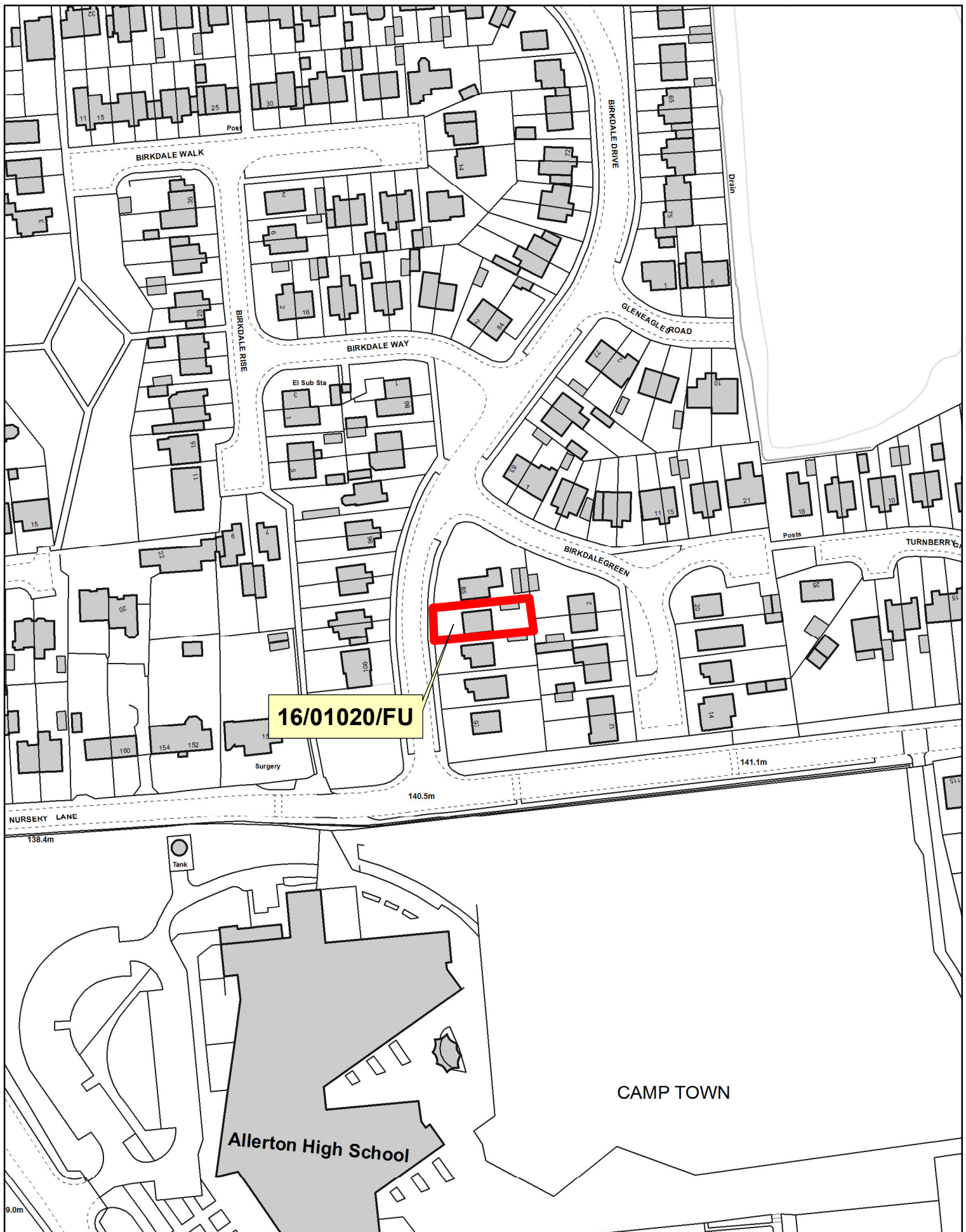
Proposed Plans and Elevations

SCALE: 1/100 @ A2 DRAWN: RM

DATE: FEB 2016 CHECKED:

DRAWING N°:

AA-PLN5-100A2a



# NORTH AND EAST PLANS PANEL

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SCALE : 1/1500

