



**Leeds**  
CITY COUNCIL

Originator: Sarah Woodham

Tel: 0113 2224409

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**Report of the Chief Planning Officer**

**NORTH AND EAST PLANS PANEL**

**Date: 4<sup>th</sup> August 2016**

**Subject: 16/01027/FU– Demolition of former care home and construction of five flats with parking at 576 Harrogate Road, Moortown, Leeds LS17 8DP**

**APPLICANT**

Mr K Brown

**DATE VALID**

22<sup>nd</sup> February 2016

**TARGET DATE**

4<sup>th</sup> August 2016

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**Electoral Wards Affected:**

**Alwoodley**

Yes

Ward Members consulted  
(referred to in report)

**Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

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**RECOMMENDATION: The following suggested reason for refusal is set out for Members consideration:**

The Local Planning Authority considers that by reason of the overall size and scale of the proposed building and the amount of associated hardstanding the proposal would result in an overdevelopment of the site not in keeping with the established residential character of the area and resulting in harm the character and visual amenity of the area. The proposed development is contrary to City Council's Core Strategy (2014) policy P10, the saved UDP Review (2006) policies GP5 and BD5 and the guidance contained within the Neighbourhoods for Living (SPG) and NPPF.

## **1.0 SUMMARY**

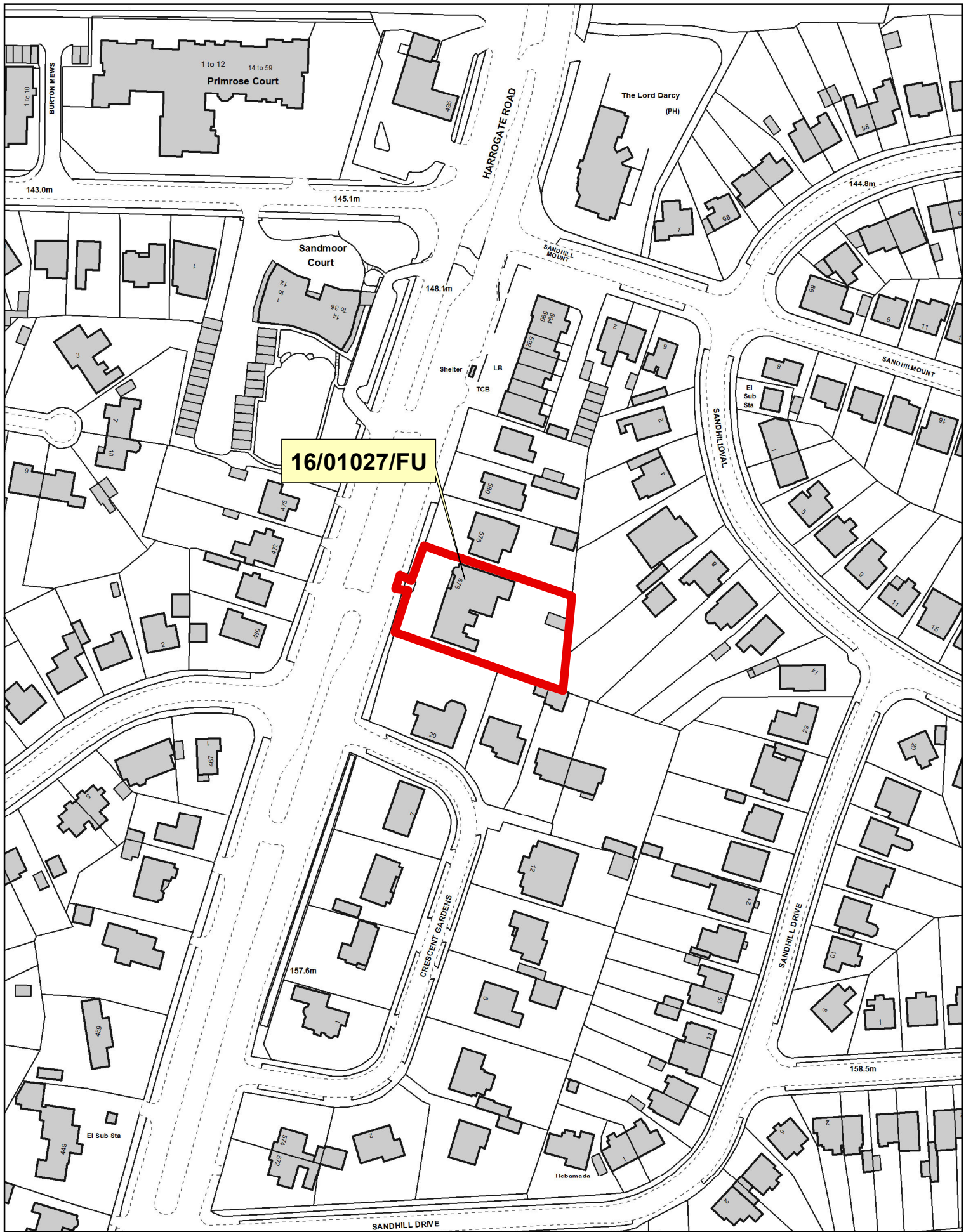
- 1.1 This application was considered at North and East Plans Panel on the 30<sup>th</sup> June 2016, where Officers had recommended approval of the proposal, subject to conditions. However, at that meeting Members resolved not to accept the officer recommendation and expressed concern in relation to overdevelopment of the site and harm to the character of the area. Members requested that a suggested reason for refusal be presented to Panel for their consideration.
- 1.2 With the agreement of Members, it is suggested that the application be refused for reasons set out at the head of this report.

### **Background Papers:**

Application file: 16/01027/FU

Certificate of Ownership: Certificate A signed by the agent on behalf of applicant.





16/01027/FU

# NORTH AND EAST PLANS PANEL

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SCALE : 1/1500

