



Report of the Chief Planning Officer

PLANS PANEL NORTH & EAST

Date: 30nd June 2016

Subject: 16/00015/FU – Two storey and single storey rear extension with canopy to the front and replacement chimney at Beechings, Station Lane, Thorner, Leeds LS14 3JF

APPLICANT

Mr and Mrs Ben Moxon

DATE VALID

22 January 2016

TARGET DATE

18th March 2016

Electoral Wards Affected:

Harewood

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: REFUSE PERMISSION for the following reason:

The Local Planning Authority considers that the proposed extensions, considered cumulatively with the existing extension to the dwelling, represents a disproportionate and inappropriate form of development within this Green Belt location. Inappropriate development is, by definition, harmful to the Green Belt and no very special circumstances have been demonstrated which outweighs this harm. The proposal would also be harmful to the character and openness of the Green Belt. As such, the proposal is contrary to the aims and intentions of policy N33 of the Leeds Unitary Development Plan (Review 2006), Policy HDG3 of the Householder Design Guide as well as guidance contained within the National Planning Policy Framework.

1.0 INTRODUCTION

- 1.1 The application proposes to extend this detached dwelling located within the Green Belt. The application is reported to Plans Panel at the request of Cllr Rachael Procter who is concerned that Officers gave conflicting advice at the pre-application stage of the application.

- 1.2 Members are advised that the advice given at the pre-application stage of the application was for a different scheme and to a different applicant. The advice that was given, was based on the information provided to the Local Planning Authority at the pre-application stage of the submission. This information indicated that the dwelling had not been extended previously. Officers did question this issue with the Agent before the formal written response was sent to the applicant. The Agent was verbally advised of the guidance contained within policy HDG3 of the Householder Design Guide which establishes that extensions to dwellings in the Green Belt should not amount to a volume increase of more than 30% above that of the original dwelling. Furthermore, the written pre-application advice letter clearly states that the advice that was being given was based on the applicant's assumption that the dwelling had not been extend previously and that the extensions proposed did not amount to a volume increase of more than 30% of the original building.
- 1.3 The proposed extensions, in combination with other extensions that have already taken place, result in an increase of 90% above the volume of the original building. Such an increase in the size of the dwelling is considered to result in a disproportionate addition harming the open character of the green belt and contrary to local and national planning policies and guidance. Accordingly it is recommended that planning permission be refused.

2.0 PROPOSAL:

- 2.1 The applicant seeks approval for a part two storey part single storey rear extension and a single storey side extension. A canopy is proposed to the front of the dwelling.
- 2.2 The part single part two storey rear extension, which will incorporate part of the existing two storey extension, will cumulatively measure 9m in depth, 8.2m in width and 7.2m in height. The extension will feature timber boarding and large glazed windows with aluminium frames. The western side elevation of the rear extension will feature a balcony.
- 2.3 A flat roof single storey extension with a balcony above is proposed to be constructed to the side elevation of the main building. The side extension will measure 2m width 6m in depth.

3.0 SITE AND SURROUNDINGS:

- 3.1 The host dwelling is a detached brick building located within a streetscene of other detached and also semi detached dwellings. The property features large area of the garden to the side and rear which is enclosed by hedging with some trees. The site is located within the Green Belt and with open areas adjoining it to the north, east and west. It is believed that the property has been extended to the rear with two storey and single storey extensions.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 H31/138/76/ Alterations and extension, to form enlarged hall with additional bedroom with w.c. and shower over. Approved
- 4.2 16/04269/DHH- 8.0m single storey rear extension, 3.5m to ridge height (flat roof). Pending Decision
- 4.3 16/04319/CLP- Certificate of proposed lawful development for single storey extension

to side and part two storey part single storey extension to rear. Pending Decision

5.0 HISTORY OF NEGOTIATIONS:

5.1 None.

6.0 PUBLIC/LOCAL RESPONSE:

6.1 Neighbour Notification Letters Posted 12 January 2016.

6.2 Two letters of support received commenting that the proposal is appropriate in design and will not have a negative impact upon the openness or the character of the Green Belt.

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.

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, and is adjacent to the Leeds Habitat Network.

8.4 The following Core Strategy policies are relevant:

- P10 – High quality design
- P11 – Relates to heritage assets
- P12- Developments in the Green Belt
- Natural Resources and Waste Local Plan

8.5 The following saved UDP policies are relevant:

GP5 – General planning considerations
N25 – Landscaping
BD5 – General amenity issues
LD1 – Landscaping
N19 – Development within the Conservation Area

Supplementary Planning Guidance/Documents

8.6 Household design Guide: HDG1, HDG2, HDG3

National Planning Policy

- 8.8 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.
- 8.9 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.

9.0 MAIN ISSUES

- Principle of development in the Green Belt
- Townscape, Design
- Residential Amenity

10.0 APPRAISAL

Principle of development in the Green Belt

- 10.1 The property is located within the Green Belt. As outlined within the National Planning Policy Framework (NPPF) the essential characteristics of the Green Belt is its openness and their permanence. The construction of new buildings within the Green Belt is inappropriate, except within certain circumstances, one of which is the limited extension of a building, provided it does not result in a disproportionate addition. Policy N33 of the UDPR allows for limited extension to houses. The NPPF provides no guidance on how to interpret what constitutes limited extensions, however the Council adopted Householder Design Guide SPD, notes that an approximately thirty percent increase over and above the volume of the original building is considered to be a reasonable interpretation of limited extension.
- 10.2 In order to be considered acceptable development within the Green Belt extensions should not only be limited but should not harm the openness of the Green Belt. Development proposals which exceed the thirty percent threshold or which harm the openness of the Green Belt are considered to be inappropriate development. Inappropriate development is, by definition, harmful to the Green Belt and will be resisted unless very special circumstances are demonstrated.
- 10.3 The applicant has carried out his own definitive volume calculations and it is clear from these that the proposed extensions amount to 37% in the increase in the volume of the dwelling. From the conversation held with the architect it is evident that the calculation does not take in to account the extensions that have been carried out to the dwelling. It is considered that the proposal cumulatively with the existing extensions on the building will amount to more than a 90% increase in the volume of the dwelling. Therefore, it is considered that the alterations proposed are disproportionate additions to the building which the NPPF regards as being inappropriate and harmful forms of development in the Green Belt.

- 10.4 Paragraph 79 of the NPPF openness is an essential characteristic of the Green Belt and therefore needs to be considered in addition to the scale of the extension. It is well established that openness is an absence of built or otherwise urbanising developments. It is considered that the increased in the visual mass of the house particularly at first floor level will result increase the mass and presence of the house. There will therefore be a substantial reduction in openness.
- 10.5 In order to be considered very special circumstances any other material considerations which are forwarded must outweigh all identified harm. It is not considered that the applicant has put forward any arguments that can be deemed as 'very special circumstances' which outweigh the identified harm to the Green Belt. This harm must be given substantial weight and thus the application is recommended for refusal and contrary to advice given in the NPPF and the policy HDG3 of the Householder Design Guide.

Townscape/ Design

- 10.6 There are no significant concerns regarding the basic design of the two storey extension which seeks to match the form of the existing dwelling. Whilst the wooden cladding and glazing are not a feature of the main building, they will allow the structure to take a light weight subordinate appearance that will complement the main building. The two storey extension proposed to be constructed to the rear of the site will not appear prominent from the street. Therefore, it is not considered that the proposal will harm the character of the area.
- 10.7 The single storey side extension and the canopy to the front is a simple flat roof design which will appear subordinate to the main building and will not harm the design of the building or the character of the area. The extension being constructed towards the rear of the site will not appear prominent from the street or character of the area.

Impact on Residential Amenity

- 10.8 As the dwelling is set in a substantial plot with the neighbouring dwellings located a good distance away from the site, it is not considered that the proposal will give raise to issues of over-shadowing, overlooking or dominance.

11.0 CONCLUSION

- 11.1 It is considered that the extensions proposed to the building forms a disproportionate addition to the building which will harm the openness and the character of the Green Belt. It is therefore considered that the application should be refused.

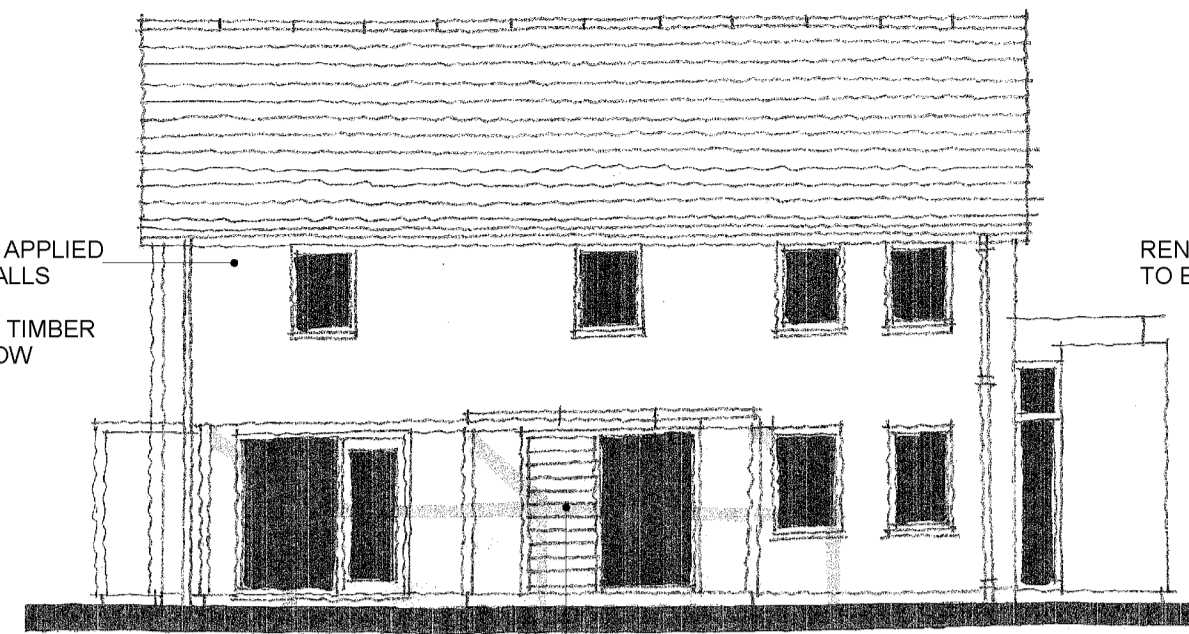
Background Papers:

Application files: 16/00015/FU

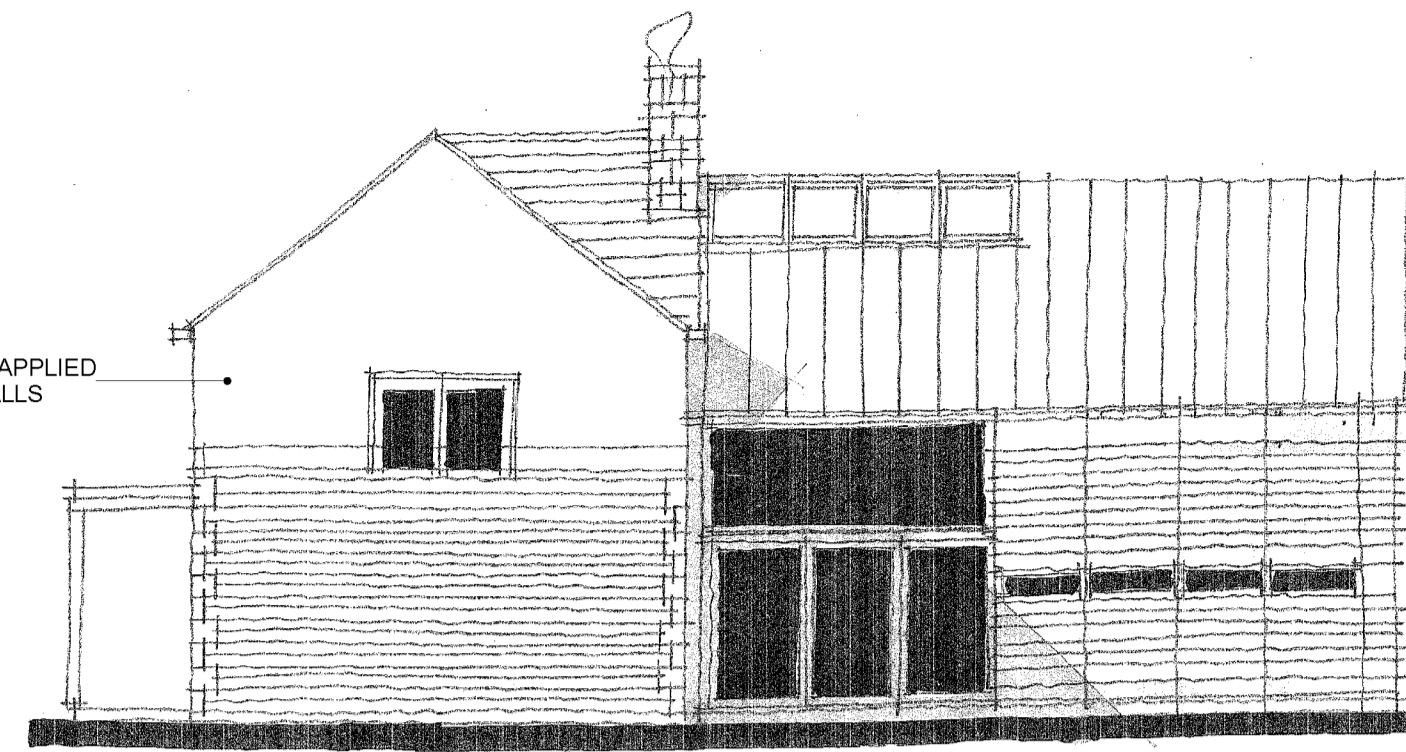
Certificate of ownership: Mr & Mrs Moxon



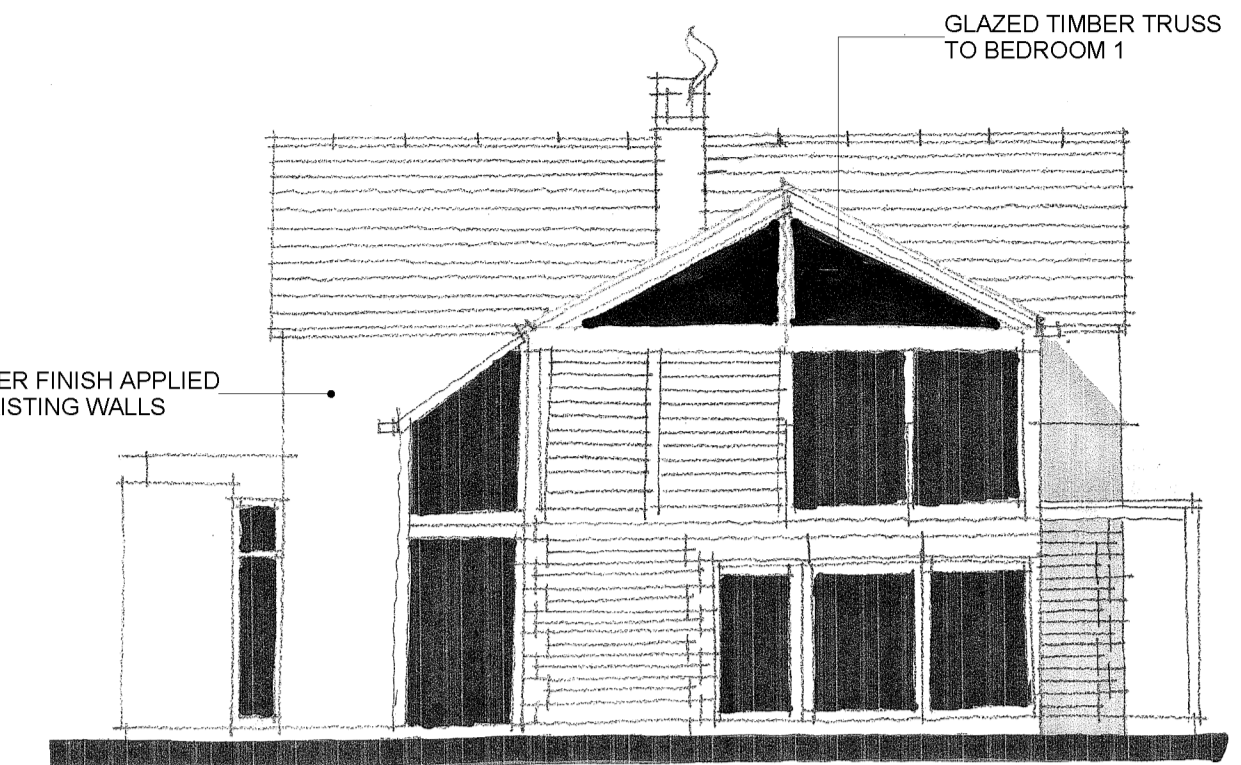
WEST ELEVATION - 1:100



SOUTH ELEVATION - 1:100



EAST ELEVATION - 1:100



NORTH ELEVATION - 1:100

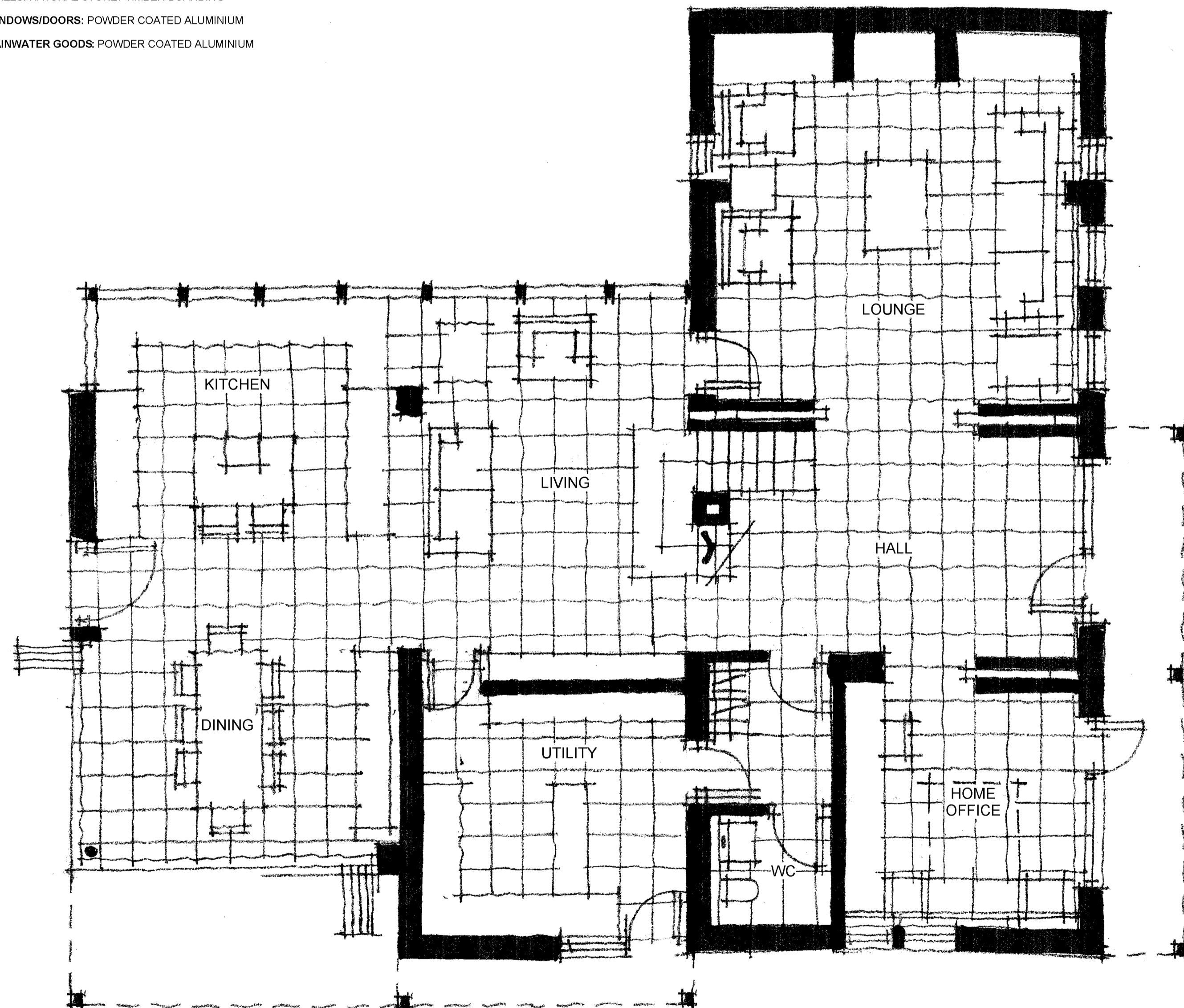
MATERIALS KEY - PROPOSED

ROOF: CONCRETE TILES / PATINATED ZINC

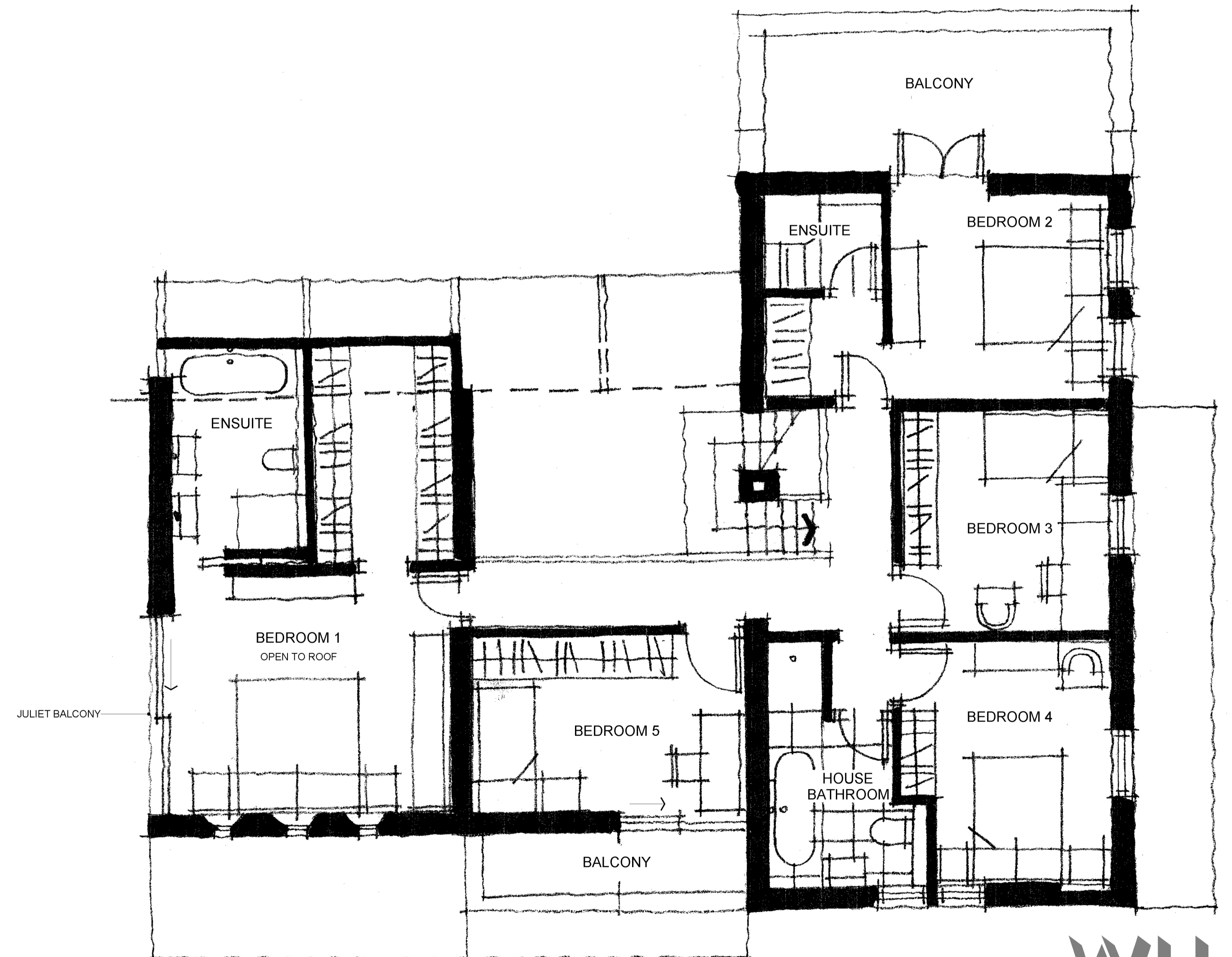
WALLS: NATURAL STONE / TIMBER BOARDING

WINDOWS/DOORS: POWDER COATED ALUMINIUM

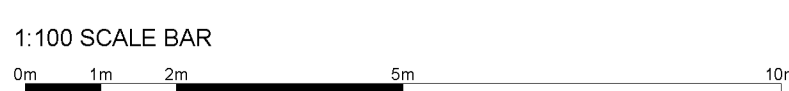
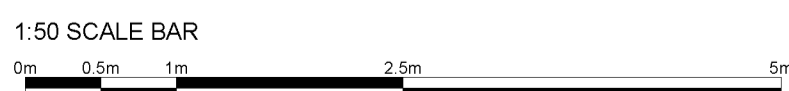
RAINWATER GOODS: POWDER COATED ALUMINIUM



GROUND FLOOR PLAN - 1:50



FIRST FLOOR PLAN - 1:50



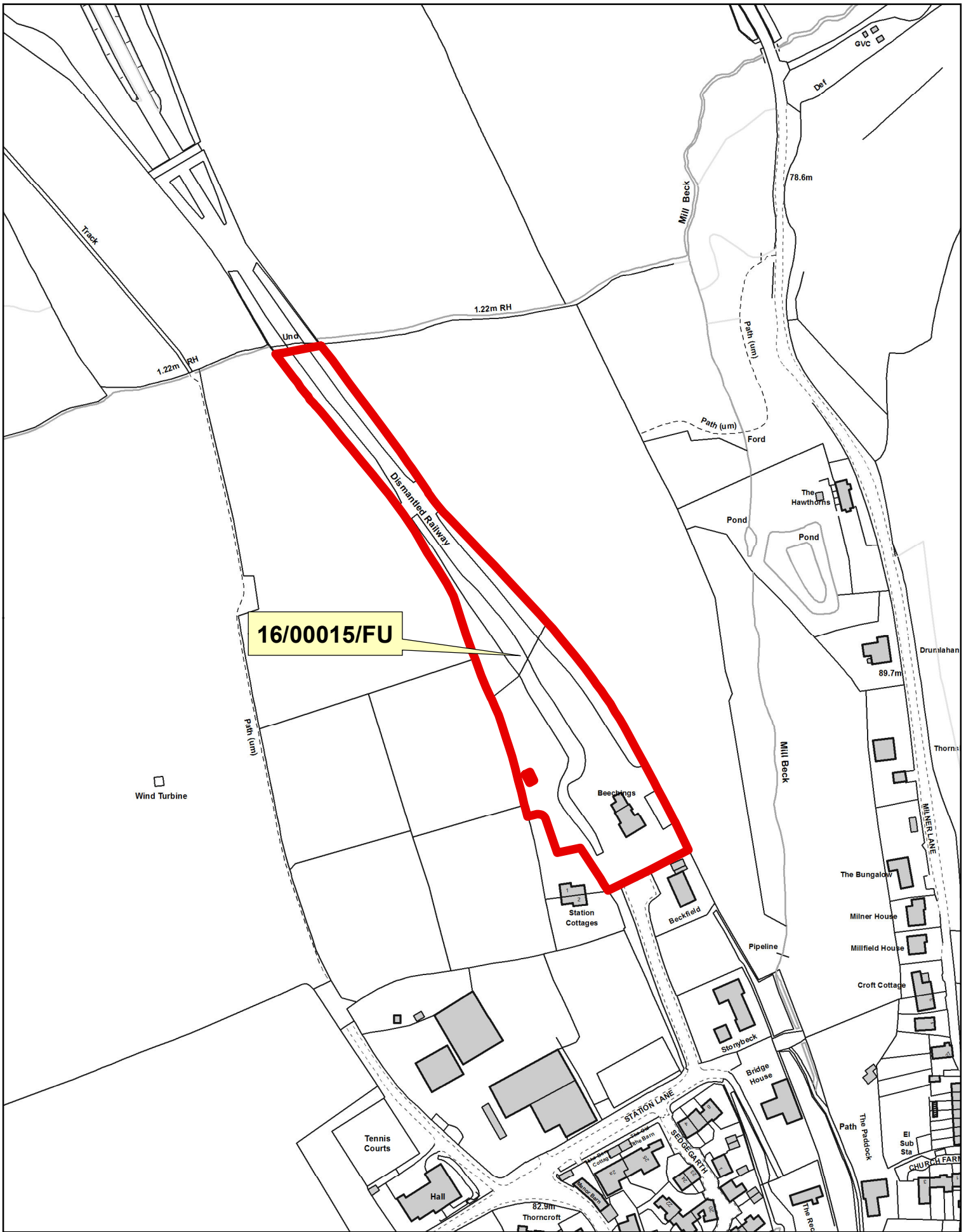
CLIENT
MR & MRS B MOXON

PROJECT
BEECHINGS, THORNER

DRAWING TITLE
GENERAL ARRANGEMENT - PROPOSED

JOB NO	DRG NO	REV	SCALE @ A1	DATE
3848	03	B	AS	18 12 15

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NORTH AND EAST PLANS PANEL

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SCALE : 1/2500

