



Report of the Chief Planning Officer

PLANS PANEL SOUTH AND WEST

Date: 25th August 2016

Subject: 16/04334/FU - Single storey extension to side and rear at 3 Lea Farm Crescent, Kirkstall, LS5 3QQ

| APPLICANT | DATE VALID | TARGET DATE |
|-------------------|-------------------|--------------------|
| Mrs Hazel Walshaw | 14/07/16 | 08/09/16 |

Electoral Wards Affected:

Kirkstall

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 following conditions:

1. Time limit – 3 years.
2. Approval in accordance with plans.
3. Materials to match existing.
4. Obscure glazing and non-opening to high level side elevation window.
5. Planning permission required for any new window openings in side elevation.

1.0 INTRODUCTION:

1.1 This is a householder application and is brought to Plans Panel in line with the Delegation Agreement as the applicant is married to Cllr Walshaw who is a Ward Member and Chair of North and East Plans Panel.

2.0 PROPOSAL:

2.1 The application proposes a single storey side and rear extension to the existing house. The side extension comes out flush with the front extension for a width of 2.1m before extending back a distance of 13m along the shared boundary. At the

rear there will be a nearly full width rear extension (8.3m wide) for a depth of 3.2m and then a partial width rear element of 4.3m.

- 2.2 The proposal is flat roofed with contemporary styling and features a porthole style window to the front, a high level obscure glazed window to the central part of the side element and windows plus full width glazing on the rear element. The middle section of the side elevation has a very small kick out, and is marginally higher to the roof level, (highest level 3.2m). A small canopied area is also provided at the rear elevation created by an overhang of the flat roof.
- 2.3 The extension is proposed to be constructed in contemporary materials of render, black cladding, with grey aluminium windows.
- 2.4 The extension leaves a gap of 0.3m to the shared boundary with the adjoining property (to the west), but is essentially built on the boundary of the adjacent property (to the east). Due to the angled rear garden boundary and the L shaped nature of the extension, the extension retains a gap to the rear of 6m on the eastern boundary, and 18m on the western boundary.

3.0 SITE AND SURROUNDINGS:

- 3.1 The application site is a two storey, red brick built semi-detached property set within front and rear garden areas. The front garden area is hard surfaced with landscaping, whilst the rear is softer and extends some distance. The rear boundary is angled and there are a number of young trees and hedging within the garden area. There is currently a detached garage building to the rear of the property, with a very narrow hard surfaced driveway down the side of the existing house.
- 3.2 The site is situated close to a road junction so the property to the east faces onto the corner junction. As a result of this the adjacent property is angled towards the application property. This property has extended quite extensively to the side at two storey, such that the building now extends almost up to the shared boundary at certain points. There are windows within each property that allow overlooking of the others site.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 There is no planning history to the application site itself.
- 4.2 The adjacent property at No. 1, has extended quite extensively, with planning permission received in 1978, 1980 and 1982 which allowed extensions to the side, rear and front.

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 None.

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 Neighbour Notification Letters were sent out on 15th July 2016 to all properties that adjoin the site.
- 6.2 Publicity expiry date was 11th August 2016.
- 6.3 Ward Members notified 10th August 2016.
- 6.4 No response received to date.

7.0 CONSULTATIONS RESPONSES:

- 7.1 None required.

8.0 PLANNING POLICIES:

The Development Plan:

- 8.1 Section 38(6) of the Planning and Compulsory Purchase Act states that for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan, unless material considerations indicate otherwise. The Development Plan comprises of the Core Strategy, adopted in November 2014, saved policies of the UDP (2006) and the Natural Resources and Waste DPD. The Development Plan is further informed by Supplementary Planning Documents or Guidance on specific topics or areas, and by other guidance documents such as Conservation Area Appraisals etc. where relevant.
- 8.2 As well as the Development Plan guidance is also provided by the National Planning Policy Framework and Guidance. The Development Plan should accord with the NPPF, where it does not then guidance in the NPPF carries greater weight.
- 8.3 Where applicable Neighbourhood Plan documents that are adopted will also carry weight. With regard to this site there are no Conservation Area designations or Neighbourhood Plans that would impact on the decision. The area does lie within the newly formed Kirkstall Neighbourhood Forum which will seek to produce a Neighbourhood Plan to guide and inform development in the area.
- 8.4 The policies of direct relevance to this proposal are as set out below.

Core Strategy Policies

- 8.5 T2 – seeks to ensure adequate accessibility for all developments.
- 8.6 P10 – requires good design.

Unitary Development Plan (Review 2006) Policies:

- 8.7 GP5 – seeks to ensure that planning applications address all matters including amenity.
- 8.8 BD6 – all extensions should have regard to the character and appearance of the host property and area and should respect amenity.

Supplementary Planning Documents:

- 8.9 Householder Design Guide 2012 – sets out guidance on household extensions and alterations.
- i)* Policy HDG1 requires that all extensions, additions and alterations should respect the scale, form, proportions, character and appearance of the main dwelling and the locality.
 - ii)* Policy HDG2 requires that development proposals should protect the amenity of neighbours.
 - iii)* The guide states that single storey side extensions should mostly be acceptable where; the design is appropriate to the main house and the locality; appropriate materials are proposed; adequate space is maintained to allow access to the rear, or alternative provision is made elsewhere. Where a driveway is built over then adequate parking provision within the site must be made.
 - iv)* For single storey rear extensions where the extension is located on the boundary a projection of 3m is normally acceptable.
 - v)* For single storey front extensions these should be set well back from the street, not impact on any uniformity in the street and have regard to character and appearance.

9.0 MAIN ISSUES

9.1 The main issues with regard to this proposal are the impact on neighbouring properties, and the impact on the appearance and streetscene.

10.0 APPRAISAL

Appearance

- 10.1 The proposal sets out to achieve a contemporary appearance creating a series of box structures that will utilise modern materials. To the front the extensions will appear as a flat roof addition to the side. It does not step forward of the front elevation, but is set well down. It will have a very different appearance from the existing house frontage, however this is not a sensitive area, the area is characterised largely by inter-war semi-detached houses featuring bay windows and hipped roofs as well as small gabled extrusions to the rear on some.
- 10.2 The application site is set back from the road edge behind a front garden that is partly screened by hedging. The adjacent property at No. 1 is angled to face the corner junction. This property has extended quite extensively at single storey to the side, front and rear, resulting in a large expanse of flat roofed building which sits in front of the main house, and to the front of the application site. The proposal therefore to come out to the side with a flat roof is considered to reflect this existing character.
- 10.3 To the rear the extension would not be visible from the streetscene, and the rear garden area is of sufficient size and well screened such that properties to the rear would not see much of the extension either. There are a number of rear extensions in the surrounding locality, which take a variety of forms and styles.
- 10.4 The proposed extensions do intend to make use of contemporary materials such as black cladding broken up by areas of render which will introduce a very new appearance to the street. Given that the area that will be visible to the front is quite limited then it is unlikely that this would cause detrimental harm, however a condition is recommended so that the materials are submitted prior to their use.
- 10.5 Whilst the design is contemporary, and different to the majority of the area, it is not considered that it impacts negatively on the house itself, or the wider character. Provided the materials are of good quality then it will be a vibrant addition to a suburban street. It is not the role of planning to seek to impose a particular design style or taste, rather it should ensure that design is complementary and enhancing. In this particular case the proposal is considered to comply with policy P10 of the Core Strategy.

Impact on Residential Amenity

- 10.6 Two neighbouring properties fall to be considered in this application, the garden distances to the rear are sufficient to ensure that there is no impact to neighbours at the rear. To the western side lies no. 5 Lea Farm Crescent which is the adjoining property. No. 5 has extended at the rear on the shared boundary with a 3m deep shallow pitched roof extension, the side wall of which creates the boundary demarcation. The proposed rear extension of the proposal will extend marginally beyond the rear elevation of this extension as it incorporates a small overhang area, however no windows will face onto the neighbouring site, and the similarity in depth, coupled with the orientation mean that the extension will not have a detrimental impact on no. 5 with regard to dominance, overlooking or overshadowing.
- 10.7 The extension does have a small additional 3m extension to the rear on the eastern boundary, this has a door facing towards no. 5 but no windows. Given the existing boundary treatment in place then the door would not give rise to overlooking concerns.

- 10.8 To the eastern side lies no. 1 Lea Farm Crescent which has a more complex relationship with the site. No 1 has extended to the side and rear in such a way that the property now reaches up to the shared boundary at its western corner. Two doors in the side elevation look onto no. 3's driveway, whilst to the rear area a new kitchen window sits very close to the shared boundary, whilst a glazed door in a rear extension looks directly onto no. 3. There is an existing garage at no. 3 set behind the house on the shared boundary, and the boundary features a 1.8m high timber fence with denser planting towards the rear of the garden areas.
- 10.9 The proposed new side extension will extend up to the shared boundary, which will put it very close to no. 1's side extension. Generally this would be considered an unacceptable arrangement producing a sense of dominance, possible overlooking, and overshadowing of the kitchen window. However no. 1 has chosen to extend into what would originally have been the side driveway area, and in such circumstances this should not be seen to prejudice future development plans of the neighbour. In normal circumstances a single storey side extension on the boundary would be acceptable, even permitted development. It is only the proximity of the neighbours extensions which raise concerns. Given that this is a situation not of no. 3's making it is considered that the proposal should not be refused on these grounds.
- 10.10 The proposed extension does extend for quite some distance down the shared boundary, however there is an existing garage along part of this boundary and the applicants own property is very overlooked by the neighbours extension. The applicant would have permitted development rights to extend up to the side boundary for the full length of the house so the only additional element then is that between the existing rear elevation of the house and the garage, a depth of 3m.
- 10.11 The extension is rather higher than normal due to a small variation in levels, meaning that the internal floor level is raised above ground level to meet the existing floor level in the house. This means that the extension is 3.2m high which could be perceived as quite dominating, and causing overshadowing. It is noted however that the existing garage has a pitched roof which will result in a similar height, and that the boundary treatment to the rear garden is very densely overgrown. As a result the proposed extension is not considered to exacerbate the existing situation or cause harm to the neighbour that would justify refusal.
- 10.12 It is therefore acknowledged that the proposed extension will impact on the neighbouring property at no. 1, however this is an unusual situation and one that has been caused largely by the neighbours extension. Given these circumstances the proposal is considered to be acceptable and a refusal reason could not be justified.

Other Matters

- 10.13 The extension would not allow for a route around the house to the rear, however the front garden area already has adequate hardstanding for two cars, and adequate screened space for the storage of bins. The proposal is not therefore considered to be contrary to policies T2 or GP5.

11.0 CONCLUSION

- 11.1 The proposed extensions will add a unique, contemporary appearance to the property, as well as providing a good level of amenity for the occupiers. The proposal is therefore considered to comply with all relevant policies and guidance, and is recommended for approval subject to conditions to control materials and windows.

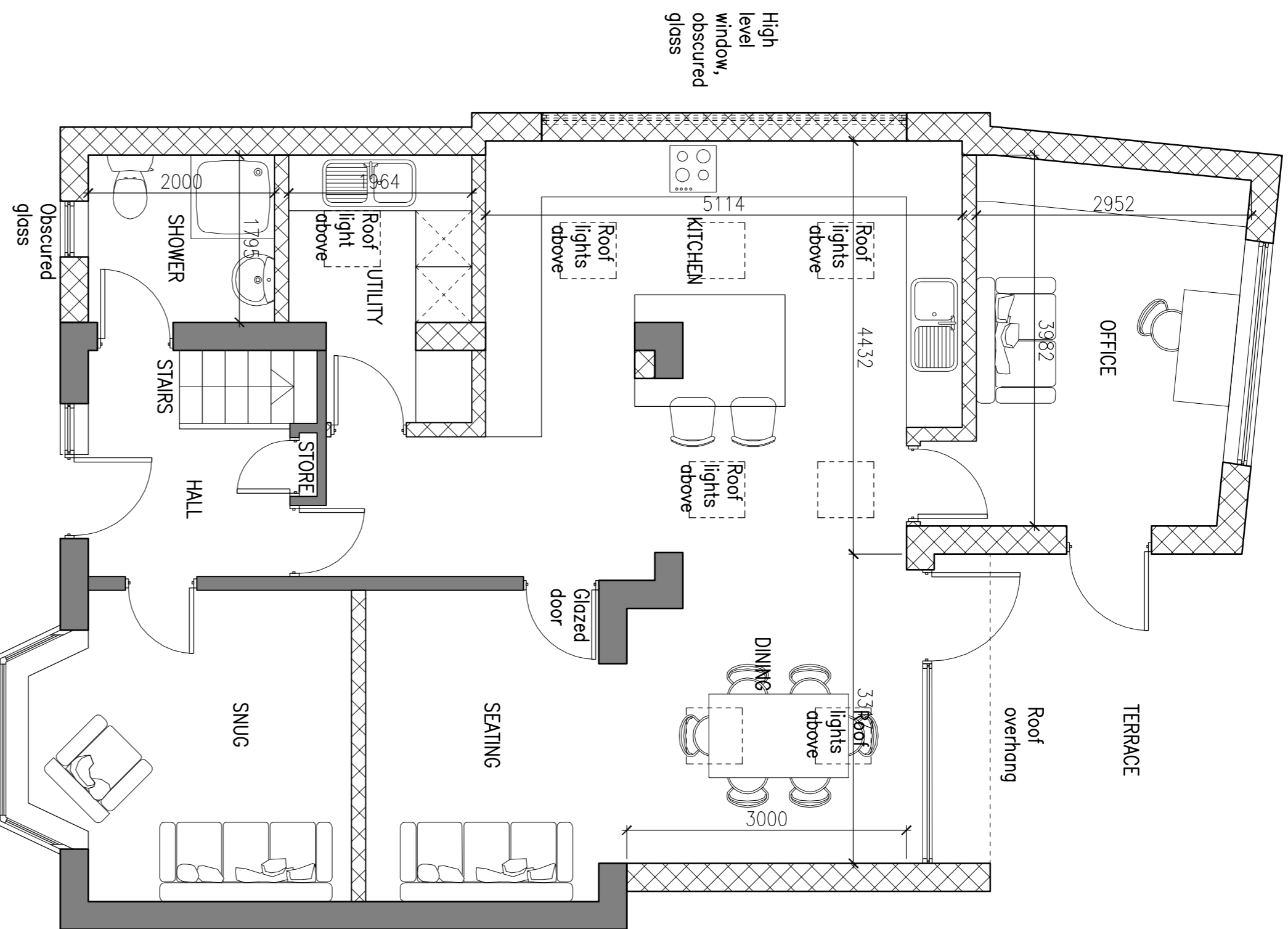
Background Papers:

Application file: 16/04334/FU

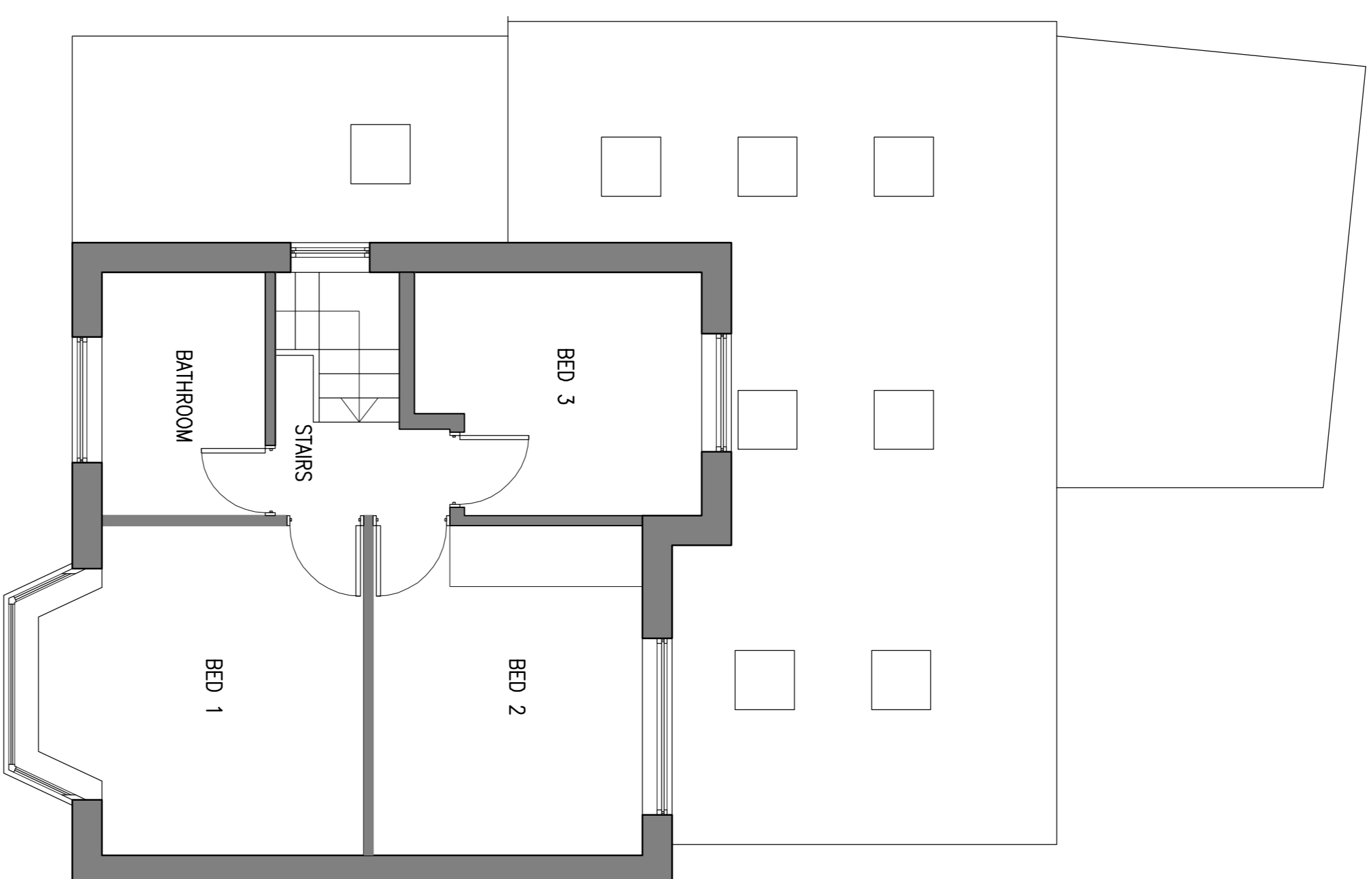
Certificate of ownership: Signed on behalf of applicant.

NOTES

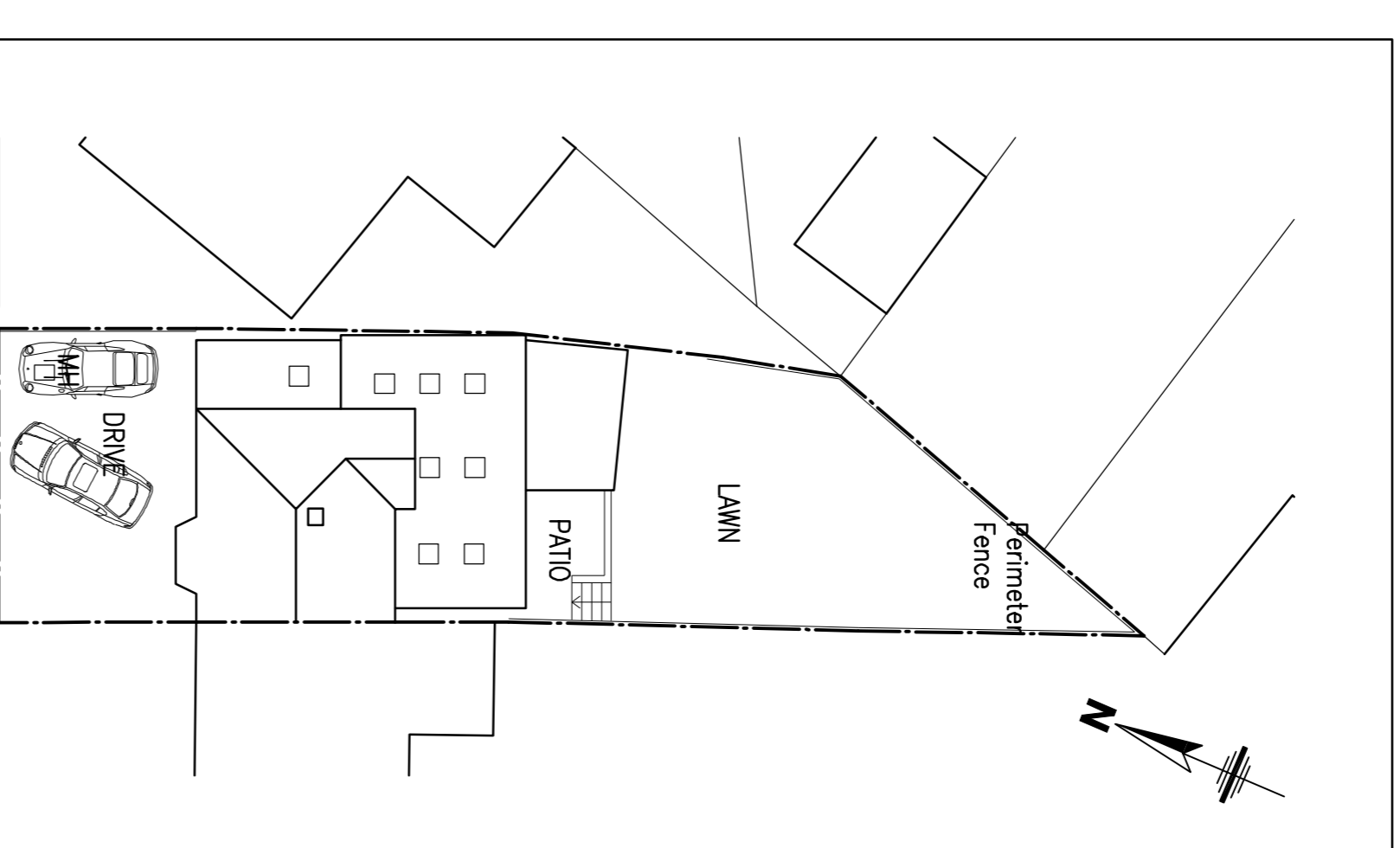
THIS DRAWING IS FOR PLANNING AND DESIGN PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION. PLEASE DO NOT SCALE FROM THIS DRAWING. THE SITE PLANS ARE BASED ON THE INFORMATION PROVIDED IN THE PRELIMINARY SURVEY PLAN AND SUBJECT TO A DETAILED SITE SURVEY.



GROUND FLOOR PLAN 1:50

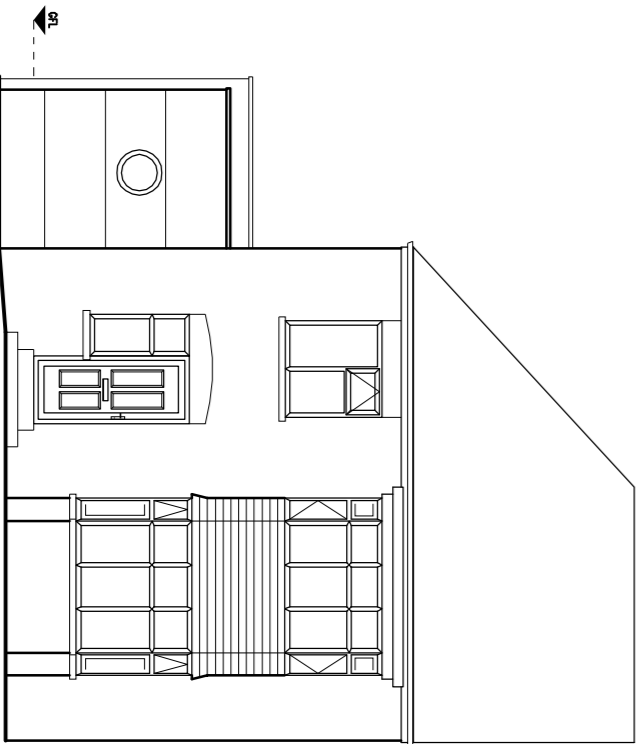


FIRST FLOOR PLAN 1:50

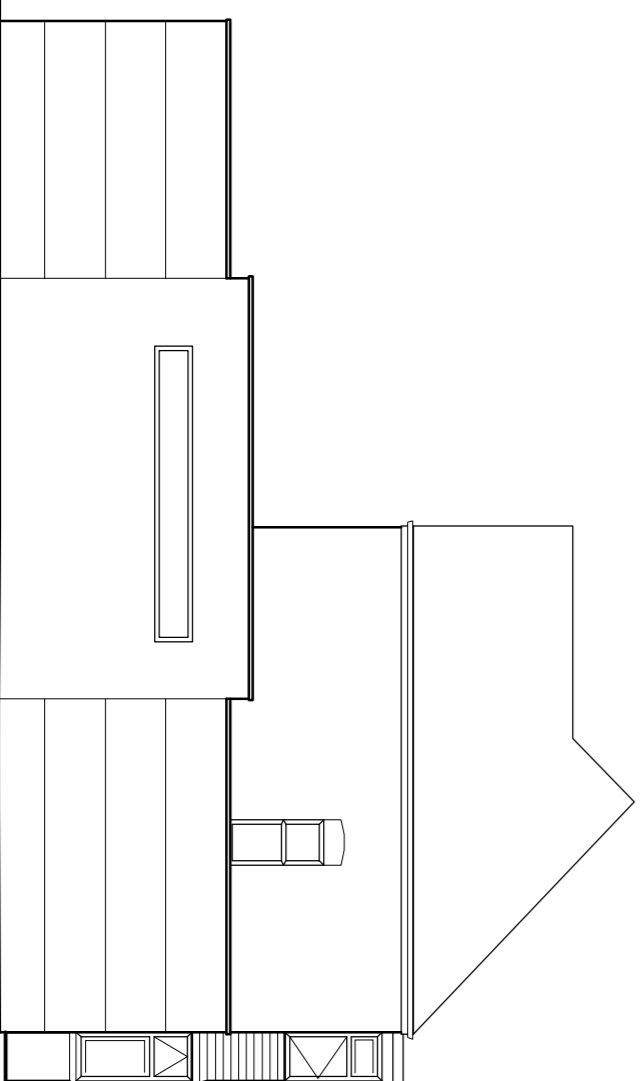


SITE PLAN 1:200

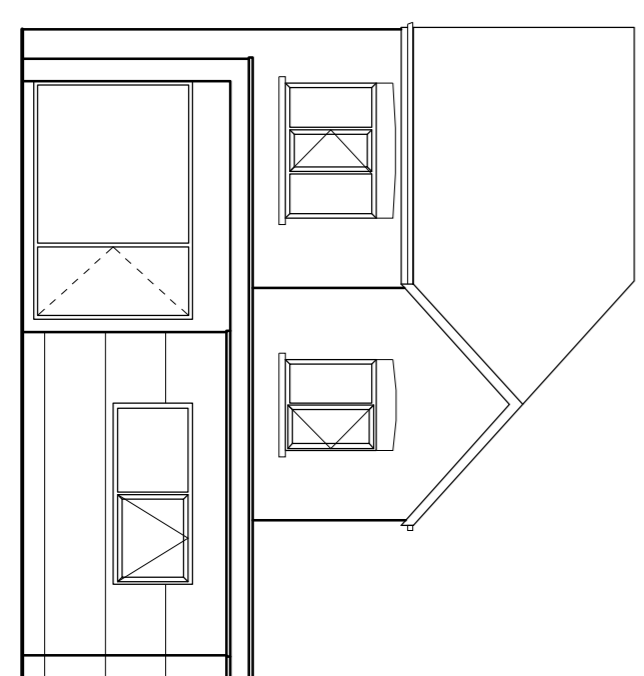
- External Materials – Outline Specification
- All new external walls to be masonry cavity walls comprising infill concrete blockwork with 100mm brickwork with render finish cavity between, external skin 100mm blockwork with render finish
 - Flat roof with EPDM finish
 - All external doors to be grey aluminium double glazed units. Obscure glazing to any WC's / Bathrooms and high outlying & square profile dampers to be black type



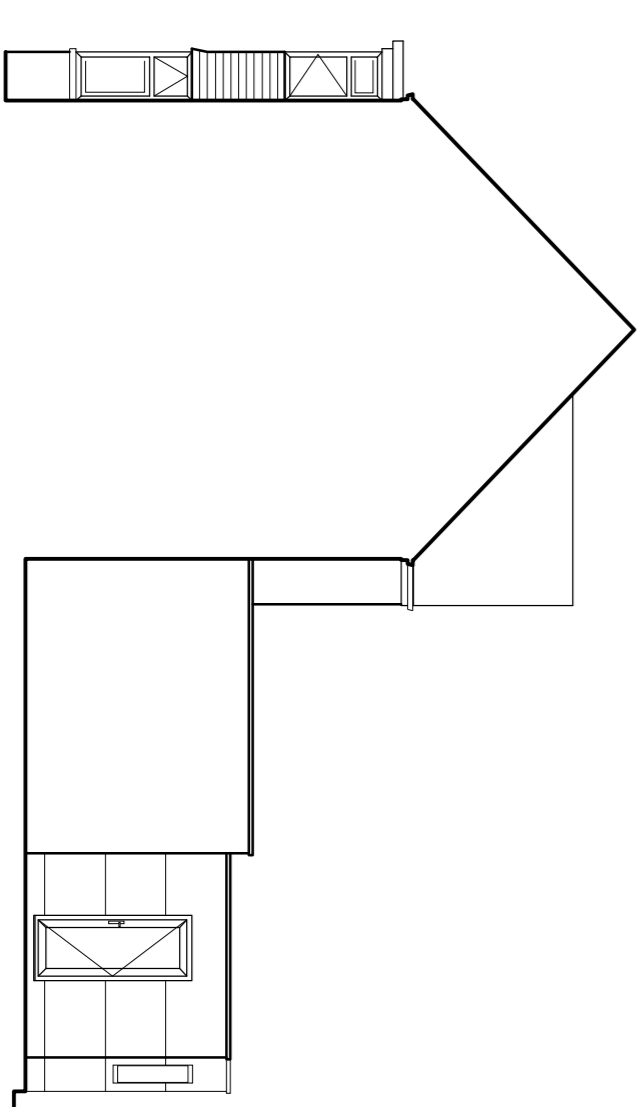
FRONT ELEVATION 1:100



SIDE ELEVATION 1:100



REAR ELEVATION 1:100



SIDE ELEVATION 1:100

REVISIONS
A 16-06-16
B 05-07-16
GENERAL MINOR MODIFICATIONS

PROJECT

3 LEA FARM CRESCENT

DRAWING TITLE

PROPOSED PLANS & ELEVATIONS

DRAWING NO 288-002

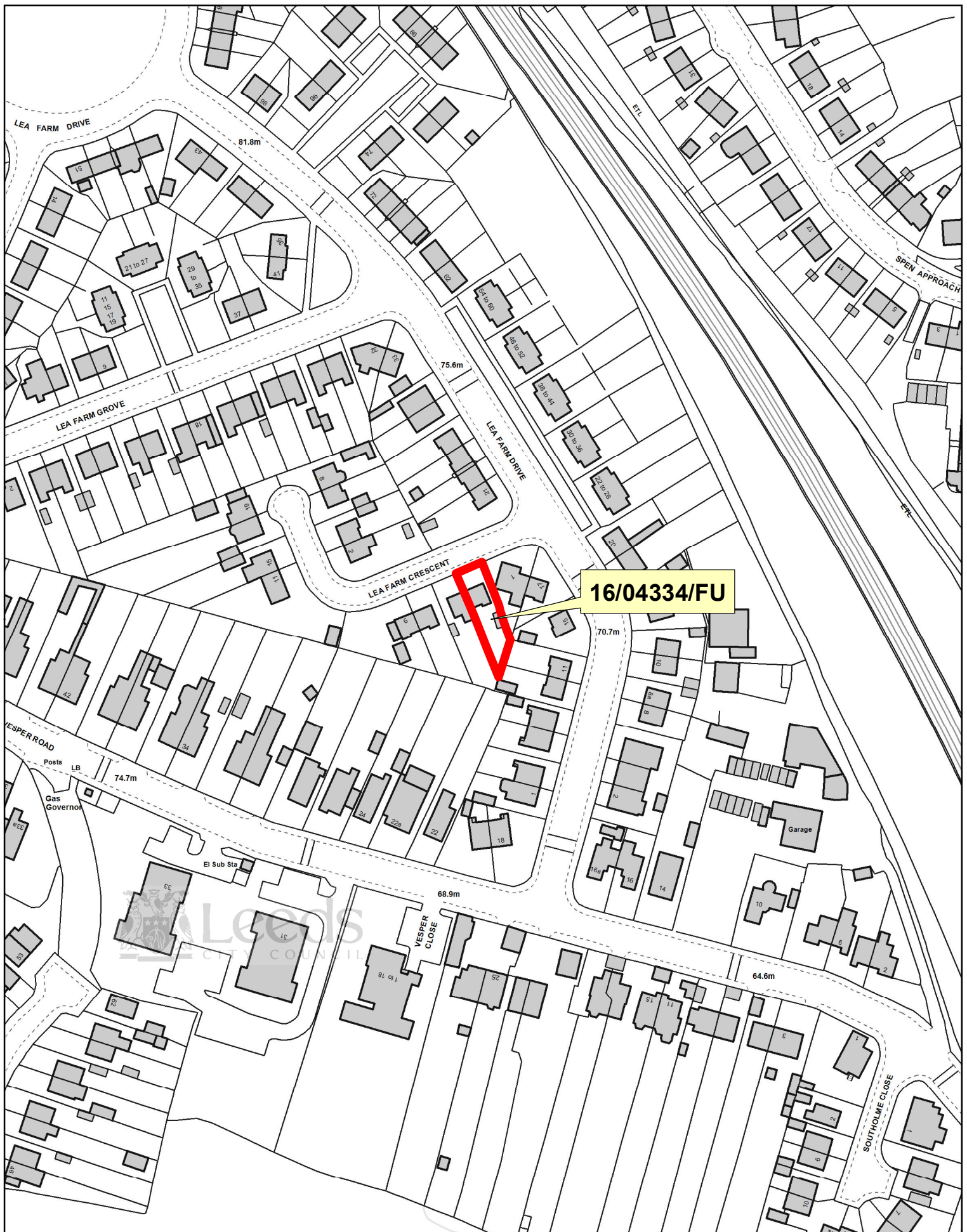
REV. B

SCALE VARIOUS@A1

DATE 16-06-16

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SOUTH AND WEST PLANS PANEL

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SCALE : 1/1500

