



**Report of the Chief Planning Officer**

**SOUTH AND WEST PLANS PANEL**

**Date: 16 February 2017**

**Subject: 16/01480/FU – Change of use of former Church and hall to form 9 flats including external alterations and partial demolition of ancillary buildings and on-site parking at Middleton Methodist Church, Hopewell View, Middleton, Leeds, LS10 3TE**

**APPLICANT**

Mr D Hirst  
Just Designs Homes

**DATE VALID**

07 March 2016

**TARGET DATE**

17 February 2017

**Electoral Wards Affected:**

**MIDDLETON PARK**

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 on full permission
2. Development carried out in accordance with approved plans
3. Making good to match existing
4. Samples of the external building and surfacing materials to be submitted.
5. Details of windows and doors
6. Obscure glazing
7. Cycle/motorcycle parking
8. Contaminated Land Reports
9. Works management plan
10. Restrictions to working times
11. Landscape scheme/levels including boundary treatments
12. Sound attenuation scheme

## **1.0 INTRODUCTION**

- 1.1 The application is brought to Panel at the request of Councillors Truswell and Blake due to concerns regarding the type of occupancy, the amount of residents the development may generate and the implications this may have on perceived traffic and speeding issues that cause huge concern to local residents living on Hopewell View, Staithe Avenue and the Mount Pleasant's; on-street parking outside the former church building and reduced width of the road and sightlines; lack of on-site recreational space and perceived pressures on primary health care services and local schools. These being matters that give rise to concerns affecting more than neighbouring properties.

## **2.0 PROPOSAL**

- 2.1 Planning permission was originally sought for the change of use of former church and hall to form 15 flats, including external alterations and partial demolition of ancillary buildings with 3 parking spaces.
- 2.2 Following revisions (discussed in the negotiation section of the report), the proposal now seeks a change of use of former church and hall to form 9 flats (2 x two bedroom and 7 x three bedroom), including external alterations and partial demolition of ancillary buildings and 12 on-site parking spaces.
- 2.3 Works will include demolishing a number of linked ancillary buildings between the church and church hall which border the east side of the site. This will result in both buildings being detached and would provide pedestrian access to the proposed parking area as well as creating an open courtyard area between the buildings.
- 2.4 The Methodist Church is proposed to be subdivided into 5 flats; 2 on ground and first floor with a further flat within the roofspace. The proposal will for the most part utilise existing windows.
- 2.5 The church hall will be subdivided to accommodate 3 units two of which are duplexes over 2 floors. A further duplex apartment is to be accommodated within an existing two storey building linked to the side of the church which was formerly used as ancillary residential (caretakers) accommodation.
- 2.6 Each flat consists of an open plan kitchen/lounge with two or three bedrooms, one bathroom and en-suite and internal storage. Each flat would afford between 74m<sup>2</sup> and 140m<sup>2</sup> in floorspace. All habitable rooms are to be served by windows.
- 2.7 External alterations will consist of the insertion of windows and new entrances to the south side of the existing church building adjacent to the proposed courtyard and north side of the church hall. Roof lights are also proposed along the west side of the buildings. The main entrance to the church (located north side of the building) is to be made redundant and only used for emergency purposes. An existing entrance is also proposed to be blocked up off Hopewell Avenue.
- 2.8 A new vehicular entrance and driveway is proposed to be created through the south side of the church hall which will provide access to 12 parking spaces on land to the rear of properties on Hopewell View and Staithe Avenue. This land was purchased by the applicant during the determination period of the application in order to address parking related concerns raised by officers.
- 2.9 Due to the constraints of the site no meaningful on site amenity space is provided.

2.10 Bin storage is shown to be provided within the parking area.

### **3.0 SITE AND SURROUNDINGS**

3.1 The site involves a former Methodist Church, caretaker's dwelling house and church hall which is currently vacant.

3.2 The site consists of two buildings connected by a central single storey corridor, which links the south-east corner of the chapel to the north-east corner of the hall. A residential dwelling is adjoined to the south-west corner of the chapel.

3.3 The Methodist chapel dates from the early 1900's and is constructed from brick with a sandstone footing. The walls have high arched windows typical of an ecclesiastical design. The north end has a timber balcony within the north gable and a three storey tower to the north east corner which terminates at a similar height to the ridge.

3.4 The roof is covered in blue slate with a decorative tile to the ridge. The roof slightly overhangs the walls that are suspended on functional corbels.

3.5 The church hall is of slightly later date and constructed of red brick with the lower half of the wall rendered. The northern section of this building has an upper floor room with a doorway access to the roof void of the hall. The roof is covered in blue slate with terracotta ridge tiles.

3.6 The two storey residential dwelling (former caretakers dwelling) has a single storey element to the east. The roof continues over the rear at the same pitch. The roof is covered in blue slate with ridge tiles matching the chapel. The roof is of similar construction to the chapel when viewed from the exterior.

3.7 The church and ancillary buildings border the rear gardens of residential properties on Staithe Avenue. The site is situated within a predominantly residential area.

3.8 There is currently no on-site parking provision for the current use.

### **4.0 RELEVANT PLANNING HISTORY**

4.1 22/118/05/FU Single storey extension and disabled access ramp to church – Approved: 02.06.2005

### **5.0 HISTORY OF NEGOTIATIONS**

5.1 Since submission the application has undergone a number of revisions to address officer concerns relating to access, lack of off street parking, layout and impact on neighbouring amenity from overlooking. The revised scheme now proposes 9 (2 and three bed flats) opposed to 15 and a new vehicular access off Hopewell View which will serve 12 parking spaces on vacant land to the rear of 7 to 11 Hopewell View.

5.2 All windows on the rear of the building facing the rear gardens of properties on Staithe Avenue are now proposed to be retained and/or fitted with obscure glazing

(details of which to be controlled through condition) and non-opening. These windows are now proposed to serve communal corridors opposed to living accommodation to further alleviate privacy concerns.

- 5.3 Further alterations to the scheme consist of the demolition of a number of single storey buildings along the eastern boundary abutting the rear gardens of properties fronting Staithe Avenue to create a small courtyard area in between the church and church hall and facilitate access to the flats at the rear from the new parking area.
- 5.4 Further to this and in response to residents' concerns, the main entrance to the church is now proposed to be used for 'emergency exit only' to mitigate noise associated with comings and goings of residents.

## **6.0 PUBLIC/LOCAL RESPONSE**

- 6.1 The application has been advertised by site notices dated the 20.05.2016 and 17/11/2016 in response to the submission of a revised scheme. Neighbour notification letters were also posted on 07/11/2016.
- 6.2 Four letters of representation and a petition with 72 signatures objecting to the scheme were received initially on the following grounds: loss of amenity due to overlooking; noise nuisance as a result of the perceived intensification of use, uncharacteristic form of development, maintenance issues, lack of outdoor amenity and highway safety due to the lack of on-site parking provision and the impact the proposal would have on parking congestion within the area, as well as increased traffic movements and impact on a busy junction.
- 6.3 A further four letters and batch of 31 objections were received in response to the revised scheme re-iterating the above issues.
- 6.4 Representation was also received from Hilary Benn MP on behalf of residents conveying concerns raised by residents and requesting their concerns be taken into consideration when determining the scheme.
- 6.5 Ward Members were briefed on both the initial and revised schemes and raised concerns on the grounds discussed in the 'introduction' section of the report.
- 6.6 Representations were also received from The Victorian Society and Leeds Civic Trust. Both support the proposed residential use however object to loss of interior features and fittings.

## **7.0 CONSULTATIONS RESPONSES:**

- 7.1 Highways: No objections subject to conditions.
- 7.2 Traffic Management: No objections received.
- 7.3 Mains Drainage: No objections subject to conditions.
- 7.4 Contaminated Land: No objections subject to conditions

## **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. 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

8.2 The following Core Strategy policies are considered to be relevant:

Policy SP1: Seeks to concentrate the majority of new development within the main urban areas and ensure that development is appropriate to its context.

Policy SP6: Housing requirement and allocation of housing land.

Policy SP7: Distribution of housing land and allocations.

Policy P10: Seeks to ensure that new development is well designed and respect its context.

Policy P12: Good landscaping.

Policy T2: Accessibility requirements and new development.

Policy H2: Housing on non-allocated sites – acceptable provided the proposal does not exceed existing infrastructure; and other policy matters are dealt with.

Policy H4: Housing mix – developments should include an appropriate mix of dwelling types and sizes to address needs measured over the long term taking into account the nature of the development and character of the location.

8.3 The following saved UDP policies are also relevant:

Policy GP5: Seeks to ensure that development proposals resolve detailed planning considerations, including amenity.

Policy BD5: Seeks to ensure new development protects amenity.

Policy LD1: Seeks to ensure that development is adequately landscaped

Policy N23: Refers to open space and the retention of existing features which make a positive visual contribution.

Policy N25: Refers to boundaries around sites

Policy T24: Refers to parking

Policy T7A: Secure cycle parking.

Policy T7B: Secure motorcycle parking.

8.4 Relevant DPD policies are:

GENERAL POLICY1: Presumption in favour of sustainable development.

WATER1: Water efficiency, including incorporation of sustainable drainage

WATER4: Effect of proposed development on flood risk.

WATER6: Provision of Flood Risk Assessment.

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.

8.5 Supplementary Planning Guidance/Documents are:

The following SPGs and SPDs are relevant to the consideration of the application: SPG13 Neighbourhoods for Living: A Guide for Residential Design in Leeds Street Design Guide SPD, Parking SPD, SPG – Development of Self-Contained Flats.

## National Planning Policy ( NPPF)

- 8.6 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 and promotes sustainable (economic, social and environmental) development. 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.

Section 6 – Creating a wide choice of homes and Section 7 – Requiring good design of the NPPF are relevant to the consideration of this application.

Paragraph of 135 of the NPPF requires that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the of the heritage asset.

## **9.0 MAIN ISSUES**

- 1) Principle of Development
- 2) Non Designated Heritage Asset
- 3) Character and appearance
- 4) Residential amenity
- 5) Highway matters
- 6) Landscaping
- 7) Other matters
- 8) Representations

## **10.0 APPRAISAL**

### Principle of Development

- 10.1 The principle of housing development on site is assessed against Policy H2 of the Core Strategy and the National Planning Policy Framework.
- 10.2 Under policy H2, and having regard to the spatial policies, of the Core Strategy it is generally considered that the principle of residential development is acceptable on previously developed sites. Policy H2 sets out those new proposals will be acceptable provided it is within the capacity of existing infrastructure for developments of 5 or more dwellings the location should accord with accessibility standards. As well as satisfying all other relevant Development Plan policies and material considerations.
- 10.3 The NPPF suggests that local authorities should consider setting out policies to resist inappropriate development 'where development would cause harm to the local area' (paragraph 53) and also states clearly that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions' (paragraph 64).

- 10.4 A key priority of the Core Strategy includes: planning for the provision of homes and jobs in sustainable locations, respecting local character and distinctiveness in the delivery of the Plans objectives and maximising opportunities to recycle previously developed land, whilst minimising greenfield and Green Belt release, in planning for longer term growth.
- 10.5 The current scheme now seeks approval for a change of use of former Church and hall to form 9 flats including external alterations and partial demolition of ancillary buildings and on-site parking. The site is located in a predominantly residential area in a sustainable location with good access to surrounding public transport networks and community services and as such is deemed acceptable in this aspect.
- 10.6 The Core Strategy Policy H4 recognises the need to provide a range of housing opportunities both in terms of type and tenure, but also states that for smaller sites this is not an overriding factor. Policy H4 aims to ensure that the new housing delivered in Leeds is of a range of types and sizes to meet the mix of households expected over the Plan Period, taking account of SHMA preferences and difference in demand in different parts of the City, and changing demand. For small developments, achievement of an appropriate mix to meet long term needs is not overriding. The form of development and character of area should also be taken into account too.
- 10.7 With regard to this matter and notwithstanding the modest nature of the development, the surrounding area predominantly consists of 2 and 3 bedroom terraced and semidetached properties opposed to flats. As such the development would accord with the Core Strategy objectives in terms of providing housing opportunities in terms of type and tenure.
- 10.8 In light of the above it is considered that the proposal complies with advice contained in the NPPF, Core Strategy policies H2 and H4 subject to it being in accordance with all other relevant policies.

#### Non Designated Heritage Asset

- 10.09 With regard to the application site it is not located within a designated Conservation area nor have the buildings have listed status.
- 10.10 Designated heritage assets include world heritage sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields and conservation areas. A heritage asset is a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.
- 10.11 Non-designated heritage assets include heritage assets that do not fall within the designations outlined above, including non-scheduled archaeological remains and buildings of local importance.
- 10.12 Paragraph of 135 of the NPPF requires that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the of the heritage asset.

- 10.13 The Church is considered to be a building of local importance and as such great care was taken in terms preserving the special character and appearance of the church. Most of the elevations and openings of both the Church and Hall have been retained with no significant alterations being proposed to the Church building.
- 10.14 The single storey brick built extensions to the east side are proposed to be demolished, to provide a courtyard area and pedestrian access to the parking area. The most significant alteration to the Church Hall would be the creation of a vehicular access through the south side of the building. These are later ancillary additions to the Church building and appear subordinate to the main Church structure therefore their loss is not considered to harm the appearance of the Church from principal views taken from public space which will remain relatively unchanged but for replacement glazing and blocking up an existing entrance off Hopewell Avenue. Additional windows and doors to the southern elevation of the church would be hidden from public view being behind the existing caretaker's property.
- 10.15 Internally, it is acknowledged that the change of use would result in the loss of some of the buildings features and fixtures and fittings. That said this harm is not considered to outweigh the benefits gained from the development which would ensure the sustainable future of the Church and Hall.

#### Character and Appearance

- 10.16 The internal layout of the proposal has been amended at the request of officers in order to improve the usability of flats for future tenants and to overcome overlooking issues to neighbouring sites. The original windows are to be retained along with original ornate features such as curved heads and string course and corbels. Window frames and replacement glazing can be controlled through condition with details to be approved by the LPA prior to commencement of the development. Alterations include a new entrance to the rear of the church and the insertion of velux rooflights to the west side of the Church and Hall and the blocking up of an existing entrance off Hopewell View, the finer detail of which is proposed to be controlled through condition. The existing Church entrance will be retained and utilised as a fire escape.
- 10.17 The retention of such features, along with making this building detached, back to its original form through the loss of single storey buildings along the eastern boundary are changes considered to enhance rather than detract from the overall aesthetics of the building.
- 10.18 With regard to the new access and parking area. The access is to be accommodated through demolishing a section of the Church Hall to the south side of the site. This part of the Church Hall has little architectural merit and thus the harm imposed to the building aesthetics is considered minimal especially when viewed alongside the material planning benefits of obtaining 12 on-site parking spaces for the proposed use which are not available to the current use. The parking area will be screened from the public domain being located to the rear of properties on Hopewell View and Staithe Avenue. Further screening of the parking area is proposed through boundary treatment and the use of hard and soft landscaping which would mitigate the appearance of this part of the development from the rear gardens of neighbouring sites. The development of this land is thus considered to pose little threat to visual amenity of the area and would make use of a currently neglected and overgrown piece of scrub land which has little or no visual amenity value to the streetscape.

- 10.19 It is therefore considered that the proposed alterations to the buildings and site, subject to controlling the finer detail of materials, landscaping and boundary treatments, will rejuvenate and improve the appearance of the site and as such complies with aims and objectives of Core Strategy Policy P10.
- 10.20 Turning to outdoor amenity, the demolishing of the existing ancillary buildings now affords an element of amenity space, albeit less than guidance within the Neighbourhoods for Living SPD suggests. Site constraints means that there is little opportunity for implementing a good quality and effective landscape scheme. That said the site is located within 300m and 5 minutes walking distance of Middleton Park which provides a wealth of amenity provision for future residents. As such the lack of onsite provision is not considered to result in undue harm to the occupants of the flats. With regard to landscaping, the removal of buildings and replacement boundary treatment would afford the opportunity of softening and enhancing the built form of the development when viewed from the neighbouring sites. Landscape/level details have been conditioned accordingly.
- 10.21 In light of the above and subject to conditions it is considered that the proposed change of use and minor alterations to the Church would pose little threat to the character of the building. The scale, form and architectural detailing are to be retained and preserved. With regard to alterations to the Church Hall, the main change would be the creation of a new access, the benefits of which are considered to outweigh the structural change to the building which has less architectural merit than the Church. Alterations including the removal of the buildings as well as boundary and landscaping enhancements would ensure that the development sits well within the character of the immediate surroundings and as such complies with paragraph 135 of NPPF as well as policies GP5 UDP and Core strategy Policy P10 which seeks to protect visual amenity.

#### Level of Amenity Offered to the Future Occupiers

- 10.22 In relation to impact on residential amenity, saved UDP Policy BD5 states that 'All new buildings should be designed with consideration given to both their own amenity and that of their surroundings. This should include usable space, privacy and satisfactory penetration of daylight and sunlight'.
- 10.23 With regard to the juxtaposition of the rooms - bedrooms are positioned directly over bedrooms as are kitchen/living areas and bathrooms, albeit for the accommodation in the Church Hall (bedroom is positioned over living area of the ground floor flat). In terms of noise transference from the living area, this issue can be addressed through sound insulation mitigation and controlled through condition.
- 10.24 Each flat would be afforded an acceptable level of outlook and light from existing and proposed windows with aspects onto Hopewell View, the courtyard or Hill Mount Pleasant. This will be achieved through changes to the existing glazing and insertion of windows on north and south sides of the buildings facing the courtyard.
- 10.25 The flats are considered to have an acceptable standard of living accommodation in terms of their size: Flats 1 to 4 (2 and 3 bed flats having 86m<sup>2</sup> to 98m<sup>2</sup> of floorspace. Flat 5 (3 bedroom flat in roofspace) = 109m<sup>2</sup>. Flats within the Church Hall: Flat 6: ground floor 3 bedroom flat = 106m<sup>2</sup>, Flats 7 and 8 = 130m<sup>2</sup> to 140m<sup>2</sup> respectively and Flat 9, 2 bed (previous caretakers accommodation) = 79m<sup>2</sup>. All habitable rooms are to be served with windows which are considered to afford an acceptable level of outlook and light.

- 10.26 The proposal involves the conversion of buildings and the sub-division, in the main, of open space within the buildings to create the flats. The size of the flats has been looked at in relation to the “Technical Housing Guidance - nationally described space standard.” This is a technical note to National Planning Guidance and is therefore a material planning consideration, although it was only published in March 2015 during negotiations with the developer and after the application was submitted. While both the emerging Leeds Space Standard and the National Space Standards are material planning considerations they are advisory and should only be used as a tool for informing residential layout proposals when looking at space standards. In particular, the Leeds Space Standard is being developed by the council to inform floor sizes for its own development and has not undergone a full consultation process under the LDF and therefore carries only limited weight.
- 10.27 All the units exceed the nationally standard. In particular the scheme represents an appropriate use for the site in this pre-dominantly residential area and meets the demand for family sized accommodation.
- 10.28 It is therefore considered that the proposal complies with saved policies BD5 and GP5 of UDP which seek to protect future resident’s amenity.

#### Neighbouring residential amenity

- 10.29 Whilst there are residential properties in the immediate area it is considered unlikely that the revised proposal would result in any significant detriment from noise and disturbance caused by comings and goings of future residents or private vehicles than that of the current D1 use. Notwithstanding this, the scheme has been revised to mitigate harm to residents from noise associated with comings and goings of residents by moving the main entrances to the flats away from the residential sites. The main entrances are now proposed to be located internally within the site, off the proposed courtyard area. The entrances will be accessed via a footpath which links to the parking area and/or through the court yard off Hopewell Avenue. The existing entrance to the church is to be used for emergency use only and the current entrance of Hopewell Avenue is to be blocked up.
- 10.30 Further to this the internal layout of the church has also been altered reducing the amount of flats initially proposed from 15 to 9 and in addition the living accommodation is now segregated by communal corridors along the east side of the church building, nearest residential properties. These will provide access to the flats as will the existing stairwell which serves the church. All windows, along the eastern elevation of the buildings are conditioned to be obscure glazed and non-opening and as such will only be utilised for lighting purposes.
- 10.31 These revisions along with sound insulation mitigation are considered sufficient to mitigate noise associated with the comings and goings of residents which when assessed against the current use is considered to be less harmful.
- 10.32 With specific regard to dominance and overshadowing, the proposed development would not introduce any additional volume to the current buildings, indeed volume would be reduced by the removal of buildings along the eastern boundary of the site. The height and materials of the replacement boundary treatment is to be controlled through condition.
- 10.33 With regard to privacy all primary and secondary windows (living, bedroom) are positioned so that they afford an acceptable level of outlook without compromising

private amenity. Windows serving living accommodation would be afforded views over public highways Hopewell Avenue and Hill Mount Pleasant and the court yard. The position of the windows especially when taking into account the open character of the neighbouring sites with regard to the public domain is considered acceptable. As discussed all windows along the east elevation of the buildings adjacent to the rear gardens of properties on Staithe Avenue are to be obscure glazed and non-opening.

- 10.34 It is therefore considered, subject to conditions, that the proposal complies with saved policies BD5 and GP5 of UDP which seek to protect residents' amenity.

#### Highway matters

- 10.35 Leeds Core Strategy Policy T2 seeks to ensure that all developments achieve safe and secure access and are located in accessible locations.
- 10.36 The scheme has been revised to address initial highways concerns. The highways officer has raised no objection to the proposal subject to conditions as discussed above. The proposal provides 12 off-street parking which accords with guidance contained in the Parking SPD. Parking bays are designed to be of an appropriate size as is the new access provided.
- 10.37 Traffic Management were also consulted as part of the Highways consultation and in light of the concerns raised by residents. Traffic Management advised that the highway surveys undertaken suggested that parking for the flats could be accommodated within Hopewell Avenue without compromising highway safety.
- 10.38 Notwithstanding this and in order to comply with guidance and alleviate officer concerns relating to parking congestion near to the junction, the applicant has revised the scheme to incorporate onsite parking and an access which accords with guidance.
- 10.39 When assessing the impact of the proposed residential development it is considered reasonable to deduce that the resulting development of 9 flats with 12 on-site parking spaces would pose less harm than the current D1 use which has no onsite parking provision and could be utilised far more intensively in terms of coming and goings of people and vehicles.
- 10.40 As such the proposal is considered to accord with policy T2 UDP and guidance contained within Street Design guide and Parking SPD and thus poses no significant threat to highway safety.

#### Landscaping

- 10.41 The submitted site layout plan shows little opportunity for landscaping enhancements. That said, planning conditions are proposed to secure hard landscaping details and boundary treatment to be implemented and retained.

#### Other matters

- 10.42 Drainage related matters - the developer will need to provide a foul water drainage system for the proposed development, and this will need to be approved via building control.

- 10.43 CIL - This proposal is likely to generate a CIL requirement of £884.00. Consideration of where any CIL money is spent rests with Executive Board and will be decided with reference to the 123 list.

### Representations

- 10.44 As detailed earlier in this report Councillors have raised objections relating to highways matters, due to the perceived intensification of use. Revisions to the scheme which have been discussed in the appraisal section of the report are considered to have addressed these issues for reasons discussed above.

Other objections received to the initial and revised scheme are dealt with below:

- Impact on highway safety - inadequate parking/access  
The highways officer has advised that the number of parking spaces to be provided and the layout is acceptable and should not result in parking on-street or harm to highway safety. The driveway has been amended to 4.8m wide, which will allow vehicles to pass and prevent vehicles waiting on highway and it achieves the 2m x 2m pedestrian sightlines required. With regard to the amount of parking per flat, the ratio for non-allocated parking spaces per flat would be 0.9 spaces per 4 room flat and 0.7 spaces per 3 room flat. The 12 spaces proposed more than meets this criterion for 9 flats.
- Not in keeping with character of the area - Development plan policy seeks a mix of housing stock in all areas as addressed above.
- Impact on local schools, doctors and hospitals - The amount of development proposed by the application is below 50 properties and therefore in line with policy and guidance, the application is not liable for Education contributions. Whilst it is appreciated that there can be a cumulative issue of several developments bringing stress to the local education situation, doctors etc. there is currently no policy mechanism for dealing with such occurrence's and therefore the application is acceptable in this regard.

## **11.0 CONCLUSION**

- 11.1 In summary, taking all material considerations into account, including representations received, officers are of the view that the revised scheme should be supported, subject to conditions controlling the finer detail of the development e.g. materials, landscaping, boundary treatments etc. The change of use is acceptable in principle and would bring back into use current vacant buildings, providing 9 good sized residential flats, compatible with the residential area in which the site is situated. Whilst no meaningful outdoor amenity provision has been provided for the flats, this would not outweigh the benefits of the scheme especially given the sites close proximity to Middleton Park. Furthermore, the proposal is considered less intensive than the current use when assessing impacts from traffic generation, highways congestion and noise nuisance associated with both types of uses.
- 11.2 As such the proposed scheme is considered to be compliant with the relevant policies and guidance detailed within this report and subject to conditions approval is recommended.

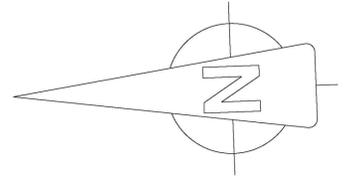
**Background Papers:**

Application file 16/01480

Certificate of ownership: Mr D Hirst

Certificate B signed by the agent

STAITHE AVENUE



15

17

19

21

23

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24463

8086

6182

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11

12

10866

11554

POROUS HARD SURGACE

BINS

8500

4852

24097

POROUS HARD SURGACE

4800

ACCESS TO PARKING

4800

2.0m High Boundary Wall

ENTRANCE FLATS 1-5

POROUS HARD SURGACE

ENTRANCE FLATS 6-8

FLAT 1

99 sq.m

FLAT 2

88 sq.m

FLAT 6

117 sq.m

HOUSE

HILL MOUNT PLEASANT

HOPEWELL VIEW

REVISION U

PROPOSED SITE PLAN

SCALE 1:200 @ A2



# SOUTH AND WEST PLANS PANEL

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

SCALE : 1/1000

