



**Report of the Chief Planning Officer**

**NORTH & EAST PLANS PANEL**

**Date: 13<sup>th</sup> April 2017**

**Subject: 16/04681/FU – Two storey and single storey front, side and rear extension and first floor rear extension at 27 High Ash Drive, Alwoodley, Leeds, LS17 8QZ**

**APPLICANT**

Mr A Singh

**DATE VALID**

25<sup>th</sup> July 2016

**TARGET DATE**

19<sup>th</sup> April 2017

**Electoral Wards Affected:**

**Alwoodley**

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 specified conditions:**

Conditions

- 1) Standard Time Limit
- 2) Plans to be approved
- 3) Materials to be stone and rendered
- 4) No insertion of windows and doors in the side elevations
- 5) Obscure glazed to side windows
- 6) Removal of PD rights

**1.0 INTRODUCTION**

- 1.1 The application is brought to Plans Panel in response to a request from Councillor Peter Harrand. The concerns raised are that the proposal will make No 27 the largest house on High Ash Drive and will be out of tune with neighbouring properties, including those that have been extended, usually with taste and in sympathy with the rest of the estate. The impact of the extension the ginnel will create a dark and narrow passage. Overlook a number of neighbouring properties. These matters give rise to concerns affecting more than neighbouring properties and are therefore considered appropriate for referral to Plans Panel for determination.

## **2.0 PROPOSAL**

- 2.1 The application proposes a two storey and single storey front, side and rear extension and first floor rear extension on a detached, two storey dwelling. The existing integral garage will be extended and converted into a living area. The side extension at ground floor will accommodate a garage, accessible bedroom and wet room. At first floor dressing areas and en-suites are proposed. The two storey front extension shows a new entrance hallway accommodating a downstairs WC and at first floor would be an enlarged landing.
- 2.2 The two-storey side extension would be a gabled roofed to match the design and angle of the existing roof, set down from the main ridge by 500mm and a set back from the front face of the existing dwelling by 1.1m. The two-storey side element would measure 7.4m to the ridge and 4.4m to the eaves and would be 2.8m by 11.5m in footprint (maximum). The two storey front extension would measure 7.4m to the ridge and 5m to the eaves and would be 3.8m by 2.5m in footprint. The front extension of the converted garage would measure 3m to the ridge 2.2m to the eaves and would be 4.9m by 1.6m in footprint. The first floor rear extension will be flat roofed and has previously been allowed by a Planning Inspector following an appeal on a previous application 15/01488/FU. Overall the ground floor of the proposed extension would cover 46m<sup>2</sup>. Materials proposed are to match the existing.

## **3.0 SITE AND SURROUNDINGS**

- 3.1 The application relates to a detached brick and rendered dwelling. The property already has a two storey side extension with an integral garage, dormer windows to the front of the dwelling, single storey rear extension. To the south side of the property, running in a roughly east-west direction is a public right of way. The immediate street scene is that of detached dwellings, ranging in design and materials.

## **4.0 RELEVANT PLANNING HISTORY**

15/01488/FU Proposal: Two storey and single storey front and side extension; dormer window to front; first floor rear extension Status: Refused Decision Date: 03.06.2015 Split Decision at Appeal.

The Inspector stated that the appeal is allowed in relation to the rear extension and dismissed in relation to the front and side extension. The main issue is the effect of the proposal on the character and appearance of the host dwelling and the surrounding residential area.

30/255/02/FU Proposal: Two storey side extension Status: Approved Decision Date: 01-JUL-02

H30/179/86/ Proposal: Alterations and extension, to form enlarged garage, to side of detached house. Status: Approved Decision Date: 01-JUL-86

H30/249/79 Proposal: Alterations and extension, to form enlarged kitchen and dining room to rear of detached house. Status: Approved Decision Date: 19-APR-79

## **5.0 HISTORY OF NEGOTIATIONS**

5.1 No pre-application advice was given in relation to the proposed extension.

## **6.0 PUBLIC/LOCAL RESPONSE**

6.1 A number of neighbours were notified by letter dated 28<sup>th</sup> July 2016 and then following revisions neighbours were re-notified on the 6<sup>th</sup> February 2017.

6.2 Objections have been received from 24 local residents, an MP and a Ward Member.

6.3 The objections from local residents relate to the following:

- Proposal will be out of keeping;
- Proposal will dominate the neighbouring properties;
- Proposal set a precedent;
- Proposals will make the ginnel more intimidating, a dark and narrow passage;
- Proposal will be overdevelopment of the site;
- No objections to a single storey extension for disabled purposes;
- Proposal will be overbearing;
- Overlooking towards neighbouring properties;
- Proposal will have an impact on the existing drainage and concerns over surface runoff.

6.4 Fabian Hamilton MP: Objects as the proposed extensions will make the property oversized in comparison with other properties and detrimental to the streetscene. The extension will also cause overlooking to a number of neighbouring properties and make the adjacent ginnel a dark, narrow passage and would set a precedent for other properties in the area.

6.5 Ward Members: Cllr Harrand objects due to concerns the proposal will make No 27 the largest house on High Ash Drive and will be out of tune with neighbouring properties, including those that have been extended, usually with taste and in sympathy with the rest of the estate. The impact of the extension the ginnel will create a dark and narrow passage and will overlook a number of neighbouring properties.

## **7.0 CONSULTATION RESPONSES**

7.1 None

## **8.0 PLANNING POLICY**

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

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

T2 Seeks to ensure that new development does not harm highway safety

The following saved UDP policies are also relevant:

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

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

### National Planning Policy

8.3 The National Planning Policy Framework (2012) (NPPF) 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 NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.

8.4 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. It is considered that the local planning policies mentioned above are consistent with the wider aims of the NPPF.

8.5 Relevant Supplementary Planning Guidance/Documents: Householder Design Guide (HDG)

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 details;
- iii) architectural features;
- iv) boundary treatments and;
- v) materials.

Extensions or alterations which harm the character and appearance of the main dwelling or the locality will be resisted.

HDG2 All development proposals should protect the amenity of neighbours. Proposals which harm the existing residential amenity of neighbours through excessive overshadowing, overdominance or overlooking will be strongly resisted.

## 9.0 MAIN ISSUES

- 1) Neighbour Amenity
- 2) Design and Character
- 3) Highway Safety
- 4) Representations

## 10.0 APPRAISAL

### Neighbour Amenity

- 10.1 Core Strategy Policy P10 notes that developments should “[protect] ... residential and general amenity...”. Saved policy GP5 notes that developments should protect amenity and policy BD6 notes that “all alterations...should respect the scale, form, detailing and materials of the original building”. These are dealt with individually below

#### Overshadowing:

- 10.2 Due to the orientation of the property in relation to the path of the sun throughout the day, it is considered that the extensions would only cause overshadowing to the host dwelling and front garden area. Therefore, it is considered that the proposal would not impact on the amenities of occupiers of neighbouring properties in terms of overshadowing. It would not be significant to justify a refusal in terms of overshadowing.

#### Overdominance:

- 10.3 Following the appeal concerns that were raised by the Inspector regarding the two storey front extension in terms of its height and amount of glazing (Appeal Ref: APP/N4720/D/15/3134064). The revised scheme shows a lower ridge height, reduced by 500mm from the original scheme. The amount of glazing has been significantly reduced and the extension is now more centralized providing a balanced addition along the front elevation of the existing dwelling.
- 10.4 The side extension has also been reduced in size and scale; the Inspector stated that although the space provided by the alleyway would still provide a small gap in the available frontage, in views along High Ash Drive the significant bulk of the side of the extension would be clearly apparent. This increased mass would reduce the space available around the building, and result in a visually cramped form of development, which would detract from the prevailing spacious character of the area. The revised scheme has been set further away from the boundary by 800mm, there is no longer a dormer window proposed in the roofscape, the ridge line has been set down and set back from the front elevation (500mm x 1.1m) and the overall width has been reduced by 800mm.
- 10.5 The proposal is to cater for a disabled person who will use the ground floor accommodation. Due to the overall size of the plot the property can comfortably accommodate the additional extensions whilst still retaining private adequate

garden space and not adversely impacting on the neighbouring properties private amenity space.

- 10.6 Following the original submission the two storey element (side extension) has been reduced further in width by 800mm, set down from the ridge line and set further back from the existing front elevation. The side extension has been set away from the boundary line and the ginnel by a maximum of 800mm. Thus making the extension a subservient addition to the main dwelling.
- 10.7 The revised size and scale of the two storey front extension is not considered to be a dominant addition to the main dwelling neither does it adversely impact the neighbouring properties or the immediate street scene, given the projection is 2.5m, this in connection with the revised roof design reduces concerns of dominance. In light of the revisions made the scheme before members is considered to be a subservient addition and respect the proportions of the house. This, it is considered, complies with the guidance in the HDG.
- 10.8 Stated within the NPPF Paragraph 200 to remove national permitted development right should be limited to situations where this is necessary to protect local amenity or the wellbeing of the area. Given that the existing dwelling has been previously extended alongside this application a condition will be added stating the removal of all PD rights so that the Local Planning Authority has the control of any other further development on the site and to protect local amenity and the wellbeing of the area.

Overlooking:

- 10.9 It is proposed to install windows and doors into the front, side and rear elevations of the extensions which will face the applicant's own front and rear garden area and also the public highway with the side window overlooking the ginnel running adjacent to the site. At ground floor level these windows will serve an entrance hall, down stairs WC, the proposed disabled persons living area, the garage, a wet room, and a bedroom. The first floor windows will serve an enlarged landing, two ensuites, which are the new side facing windows proposed, and a dressing area. Conditions are recommended to ensure obscure glazing to the windows in the side elevations and also restricting additional openings in the side elevations of the proposed extensions in order to mitigate concerns of overlooking.
- 10.10 From the first floor rear window to the rear boundary will be a distance of 14m and at ground floor the distance is approx. 12.6m. At 14m the proposal exceeds the minimum distances advised in Neighbourhoods for Living SPD. The proposal therefore raises no concerns of overlooking or loss of privacy. It is considered that the proposal complies with Policy HDG2 of the House Holder Design Guide.

### Design and Character

- 10.11 The character of the street scene is that of detached dwellings constructed of either brick or stone. This proposal will change from red brick and render (to the rear) to natural stone and stone. With the change in materials it is considered not to negatively impact the character of the immediate street scene given the variety of materials within the street. There is a property opposite the site which is stone to the front and extended close to the existing ginnel.
- 10.12 A number of properties along High Ash Drive have been extended in the past and a large proportion of properties have retained dormer windows to the front and others

adding a two storey front gable. The applicant is retaining the existing two front dormer windows and in the proposed side extension, roof lights are proposed rather than dormer windows to retain some balance on the property. In addition the proposed gable extension will also retain balance along the front elevation, between the two dormer windows and is considered to be acceptable.

#### Highway Safety

- 10.13 Core Strategy policy T2, saved UDP policy GP5 and guidance within the Householder Design Guide note that development proposals must resolve detailed planning considerations and should seek to maximise highway safety.
- 10.14 The site can accommodate two off street car parking spaces which is the requirement for a Householder Application. It is therefore considered that the proposal will not be detrimental to highway and pedestrian safety.
- 10.15 It is acknowledged that some of the objections refer to the impact on parking in the locality. In response, the proposal provides more than two off street car parking spaces. The proposal is therefore policy compliant in respect of the parking provision. It should also be noted that the property is to be occupied by a single family and any potential, future sub-division would require the benefit of planning permission.

#### Representations

- 10.16 The comments made by Cllr Peter Harrand and neighbouring properties have been addressed in the report. The proposal complies with Policy and Guidance and each application is considered on its own individual merits.

### **11.0 CONCLUSION**

- 11.1 The proposal complies with the relevant Core Strategy and saved UDP policies. The proposal is acceptable and that the Local Planning Authority is not granting planning permission solely on the personal circumstances of the applicant. It is therefore concluded, taking all material matters into account including the representations received, that planning permission should be granted subject to the conditions at the head of this report.

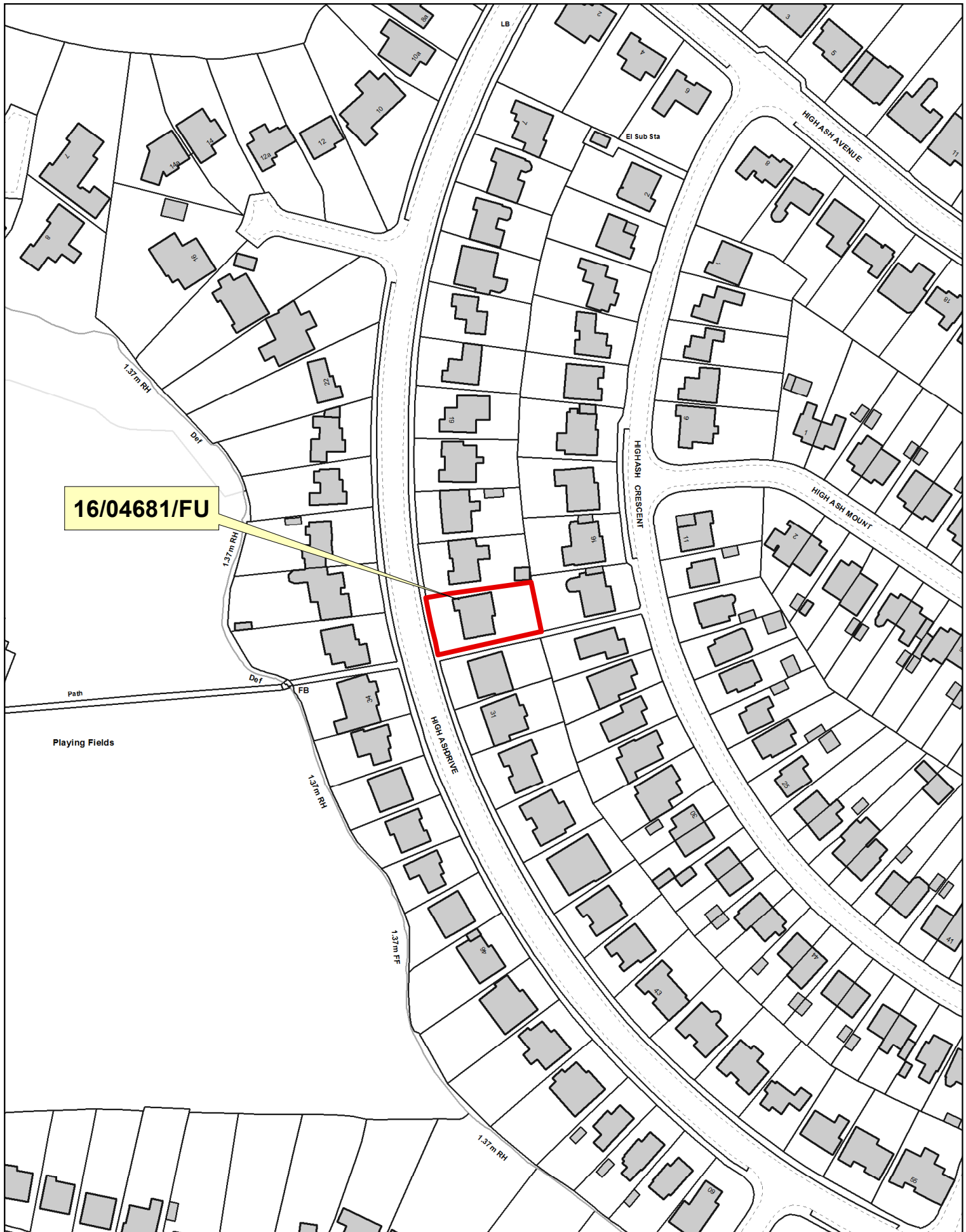
#### CIL Liability

This revised development is under the 100m<sup>2</sup> and is therefore not CIL liable.

#### **Background Papers:**

Application files: 16/04681/FU

Certificate of ownership: Certificate A signed by agent on behalf of applicant (Mr A Singh)



# NORTH AND EAST PLANS PANEL

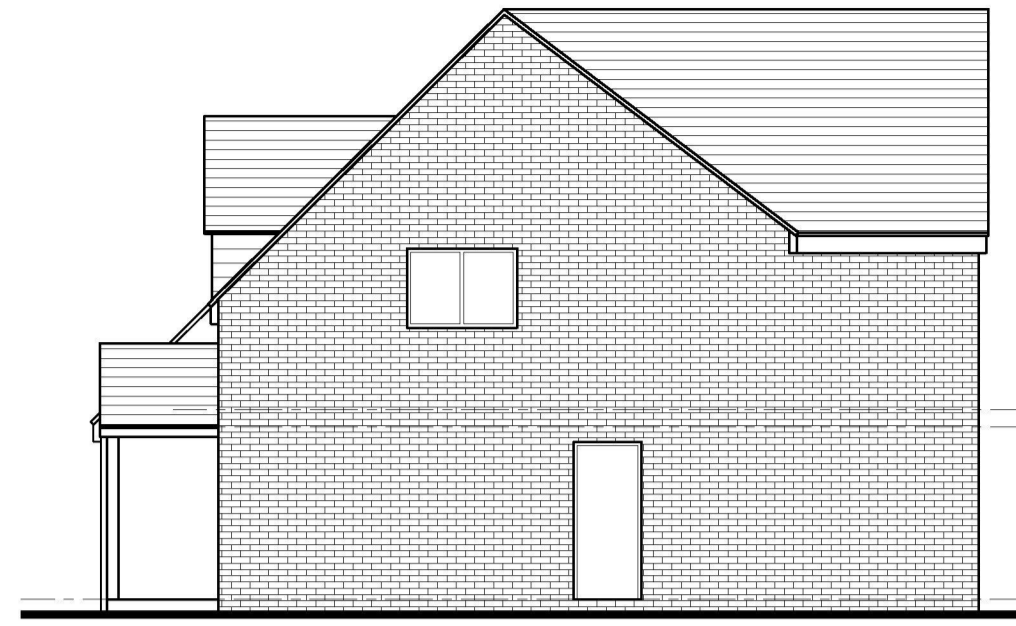
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SCALE : 1/1500



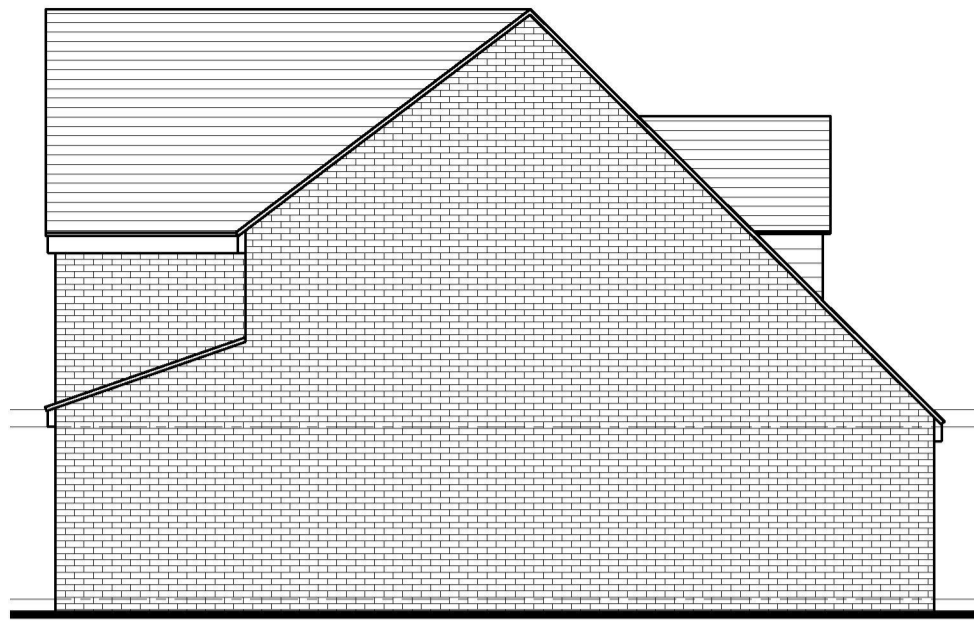




Existing Side Elevation  
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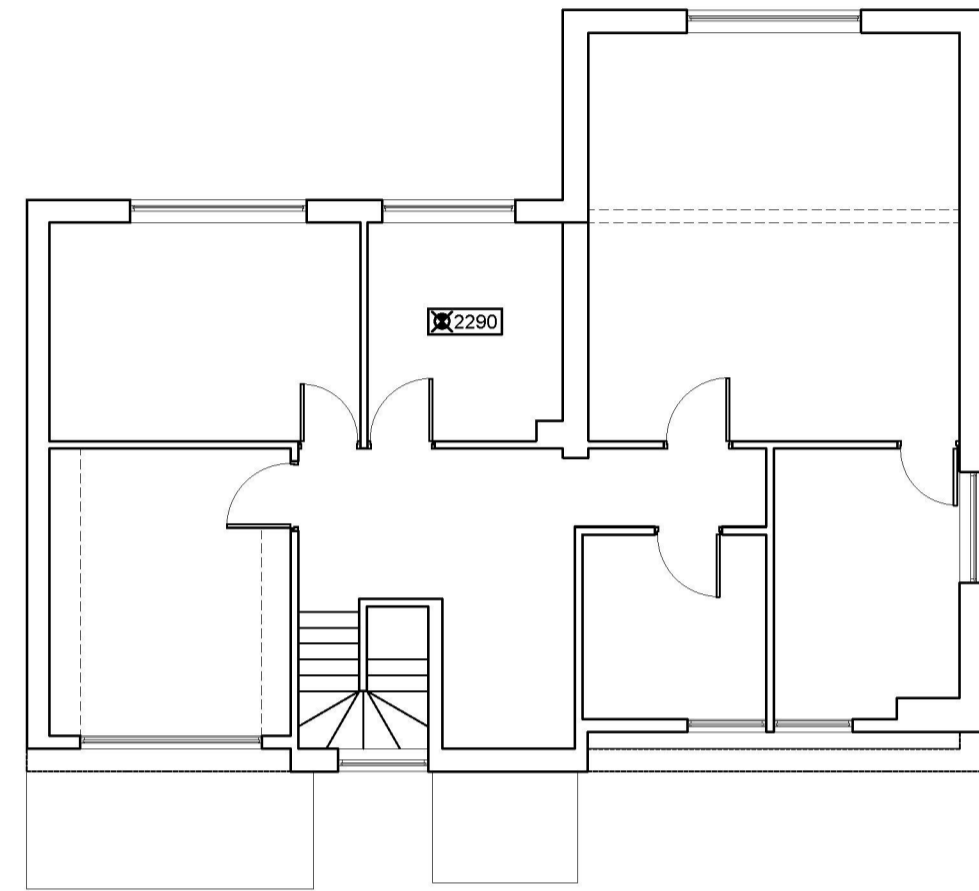
Existing Front Elevation  
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Existing Side Elevation  
Scale 1:100



Existing Rear Elevation  
Scale 1:100



Existing First Floor Plan  
Scale 1:100



Proposed Side Elevation  
Scale 1:100



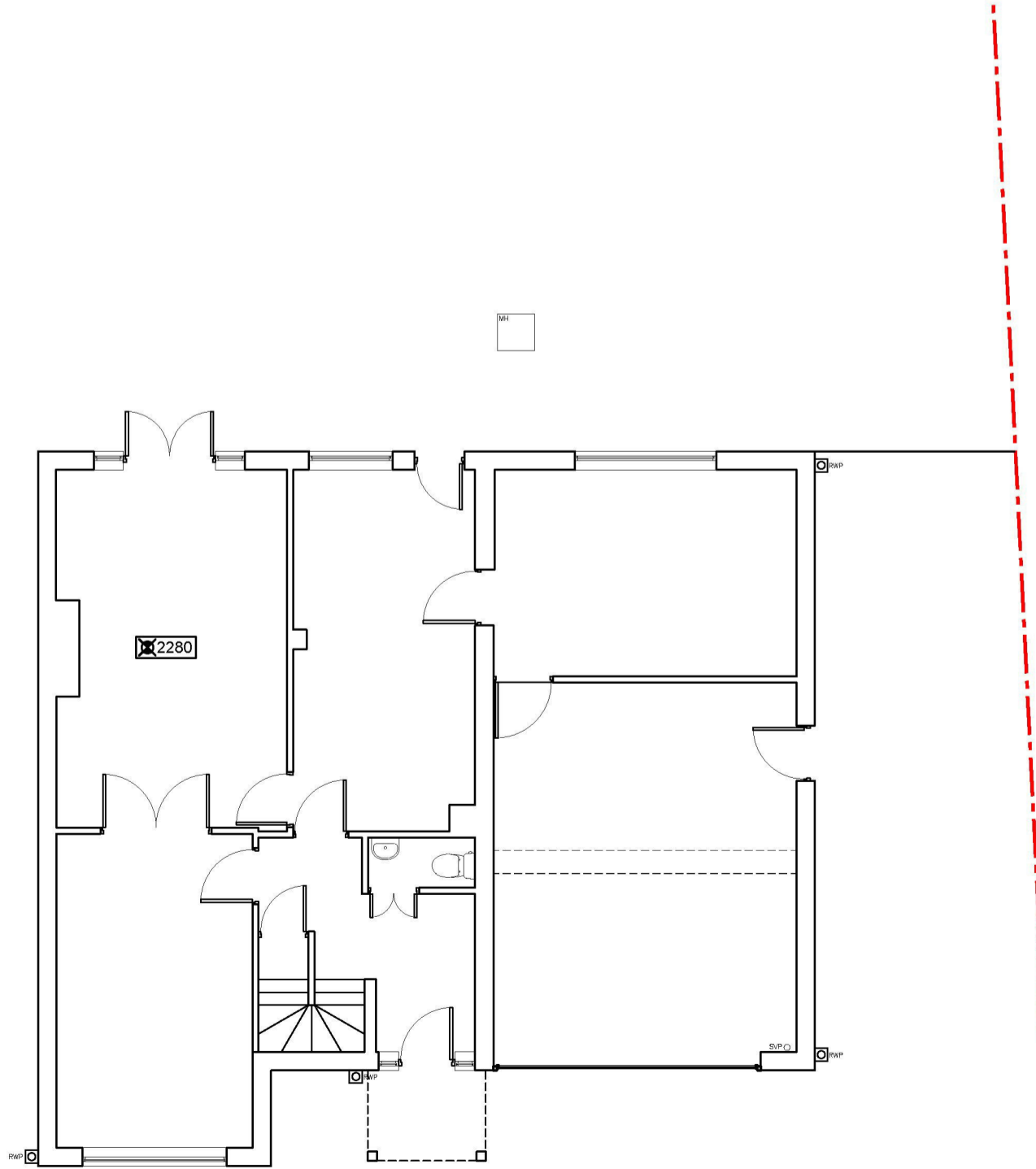
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Scale 1:100



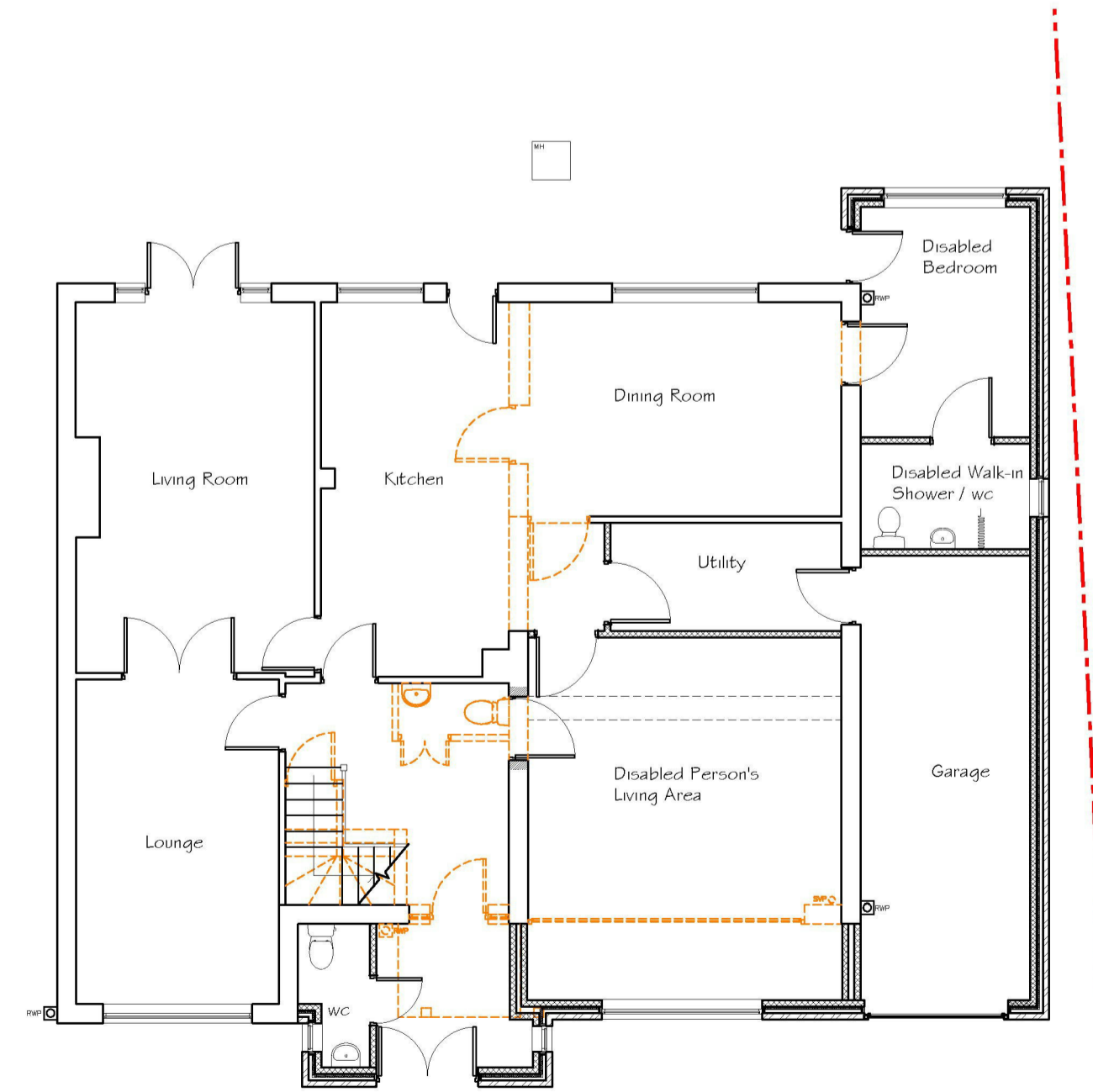
Proposed Side Elevation  
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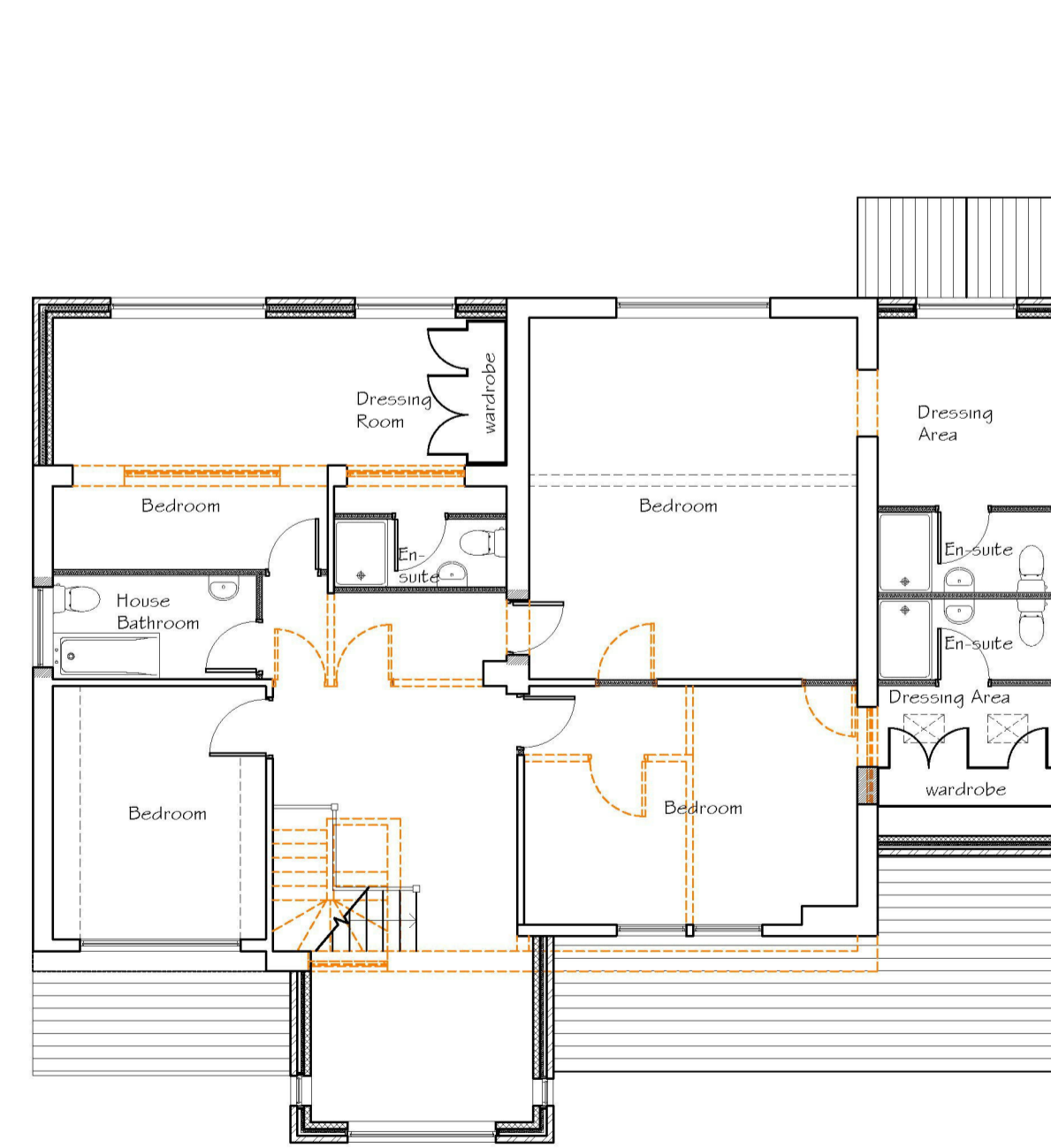
Proposed Rear Elevation  
Scale 1:100



Existing Ground Floor Plan  
Scale 1:100



Proposed Ground Floor Plan  
Scale 1:100



Proposed First Floor Plan  
Scale 1:100

REVISIONS	DATE
F	Front porch moved to right 30.01.2017
E	Rounded window on front elevation omitted; new dormer to side extension omitted and 2 no. rooflights added 16.09.2016
D	Minor amendments 31.08.2016
C	Minor amendments 22.07.2016
B	Elevations amended 21.07.2016
A	Drawing amended as per comments received from Client 03.07.2016

**RIYAT ASSOCIATES LTD**  
**Architectural Designers and Planning Consultants**  
 Benson House, 14 Benson Street, Leeds LS7 1BL  
 Telephone: 0113 2455492 Fax: 0113 2443800 E-Mail: info@psriyat.com

Client:  
 Mr Avtar Singh

Project:  
 Proposed Alterations & Extension to  
 No. 27 High Ash Drive  
 Leeds, LS17 8QZ

Drawing:  
 Location Plan, Existing Floor Plans &  
 Elevations and Proposed Floor Plans &  
 Elevations

Scale: As Shown @ A1	Drawing No. 2287/01						
Date: June 2016	<table border="1"> <tr> <td>A</td> <td>B</td> <td>C</td> <td>D</td> <td>E</td> <td>F</td> </tr> </table>	A	B	C	D	E	F
A	B	C	D	E	F		