



Report of the Chief Planning Officer -

SOUTH AND WEST PLANS PANEL

Date: 16th June 2017

Subject: Application number 17/00983/FU – Part two storey, part single storey side/rear extension, 2 Bramleigh Drive Morley, LS27 9PG

APPLICANT

Mr Simon Arrowsmith

DATE VALID

16th February 2017

TARGET DATE

13th April 2017

**Electoral Wards Affected:
Morley North**

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: GRANT PERMISSION subject to conditions specified below:

1. Standard time limit of 3 years to implement
2. Plans to be approved
3. Materials to match the host

1.0 INTRODUCTION

1.1 The application seeks planning permission for a part two storey, part single storey side/rear extension. The application is brought before Plans Panel at the request of Cllr Finnigan who raises concerns regarding parking issues within the cul-de-sac location and potential impact on highway safety.

2.0 PROPOSAL:

2.1 The proposals form a two storey side and rear wrap-around extension with a single storey rear element close to the adjoining dwelling. The two storey side extension projects 3.0m to the side of the dwelling, retains a 3.0m set back from the front building line and measures 7.2m in width combined with the two storey rear

extension. The proposed rear extension projects 3.0m from the rear building line and measures 8.2m in width combined with the side addition. The rear extension features a single storey element which measures 3.7m in height and retains 2.8m to the adjoining boundary from the proposed two storey rear extension.

- 2.2 The proposed two storey side extension features a new entrance door and window to the front, serving the ground floor kitchen area with a window to the first floor serving the bedroom. Three new windows are to be installed to the rear elevation including a ground floor kitchen window along with a first floor bedroom window and obscured window serving the bathroom. New bi-folding doors are to be installed at ground floor level serving the extended lounge area.
- 2.3 The extension features a hipped roof design and will be finished in matching brickwork with concrete tiles to the pitched roof form.

3.0 SITE AND SURROUNDINGS:

- 3.1 The application relates to a brick built semi-detached dwelling with a hipped roof design. The property occupies a corner plot site to the head of a cul-de-sac (Bramleigh Drive) with an open front garden area, utilized for parking, with a driveway to the side leading to a larger rear garden. The property is similar in character and appearance to those within the vicinity with a regular pattern of semi-detached properties within the street scene.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 15/01187/FU
2 Bramleigh Grove
Morley
LS27 9PQ
Description: Two storey rear and side extension
Decision: Approved 08.05.2015

5.0 HISTORY OF NEGOTIATIONS

- 5.1 The original scheme has been amended slightly to incorporate a change to the proposed roof form. The roof now features an extended section to the side in order to appear as a joined hip.

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 Cllr Finnigan has raised an objection to the scheme raising concerns with the following,
- Highways Safety and Parking
 - Over Development
- 6.2 Neighbour Notification Letters were sent 21.02.2017. The publicity period for the application expired on 18.03.2017. 5 objections have been received from local residents along with an objection from Morley Town Council which raise concerns with the following,
- Over Development
 - Highways safety and Parking
 - Over Dominance

- Overshadowing

7.0 CONSULTATION RESPONSES:

7.1 None made due to nature of application.

8.0 PLANNING POLICIES:

Development Plan

8.1 Section 38 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 Comprises the Adopted Core Strategy (November 2014), saved policies within the Leeds Unitary Development Plan (Review 2006) and the Natural Resources and Waste Development Plan Document (2013).

Adopted Core Strategy

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

Policy P10 - Design

Policy T2 - Accessibility requirements and new development

Saved Policies - Leeds UDP (2006)

8.3 The following saved policies within the UDP are considered most relevant to the determination of this application:

Policy GP5 - Development Proposals should resolve detailed planning

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

Supplementary Planning Policies

Neighbourhoods for Living: A Guide for Residential Design in Leeds (SPG13)

Householder Design Guide Supplementary Planning Document

The guide gives advice on how to achieve high quality design for extensions and additions to existing properties, in a sympathetic manner that respects the spatial context. The following policies are relevant to this application.

HDG1: all alterations and extensions to respect the scale, form, proportions and the 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
- v. materials

HDG2: all development proposals to protect the amenity of neighbours. Proposals which harm the existing residential amenity of neighbours through excessive overshadowing, over dominance or overlooking will be strongly resisted.

9.0 MAIN ISSUES

- Design
- Highways
- Residential amenity

10.0 Appraisal

Design

- 10.1 The proposals involve creating a two storey side extension and part two storey, part single storey rear extension. The proposals are to be erected in matching brickwork with matching concrete roof tiles to the pitched roof form which are considered sympathetic to the host property and wider area.
- 10.2 The proposed two storey side extension is considered to be adequately proportioned in relation to the size of the host and is of appropriate height and scale. The proposed extension is consistent with the House Holder Design Guide in that the extension does not exceed 2/3rds the width of the original dwelling and retains a set down from the existing ridge. The scheme has been amended to tie in the proposed hipped roof with that of the host to create an improved appearance.
- 10.3 The proposed two storey side element retains a setback of 3.0m from the front building line which exceeds the standard guidance suggested by the House Holder Design Guide of 2.0m.
- 10.4 The proposed part two storey part single storey rear extension is also consistent with the House Holder Design Guide in that the single storey rear addition creates a 2.8m gap to the adjoining property from the two storey rear extension.

Highways

- 10.5 The property features an open front garden area currently utilised for parking along with a driveway running to the side of the dwelling.
- 10.6 It is acknowledged the proposed two storey side addition erodes the space to the side of the property along with part of the existing driveway, however a distance of 6.5m is retained from the front of the dwelling to the highway which is considered sufficient to accommodate off street parking.
- 10.7 The existing front garden measures 6.0m in width to the front, extending to 7.5m at the front building line of the property due to its corner plot location. It is considered despite the proposed extension adequate space will be retained for two vehicles.
- 10.8 A similar scheme has been carried out at 2 Bramleigh Drive (15/01187/FU) incorporating a two storey side and part two storey and single storey rear extension. This scheme creates a similar relationship to that proposed and was assessed against current adopted guidance including the Core Strategy and House Holder Design Guide.

- 10.9 The proposals are not considered to adversely affect highway safety and are deemed acceptable in this regard.

Residential amenity

- 10.10 The proposed two storey side extension retains a 3.0m set back from the front elevation and 1.2m retained to the side boundary. This is consistent with the guidance required by the House Holder Design Guide which requires a minimum of a 2.0m set back from the front building line and a minimum of 1.0m to the side boundary to prevent issues of terracing and over dominance.
- 10.11 The rear extension features a single storey element close to the adjoining property which projects 3.0m from the rear building line and retains 2.8m from the two storey extension. The House Holder Design Guide suggests a standard 3.0m projection is acceptable at first floor level if a gap of 2.0m is retained to the side boundary in order to prevent issues of over dominance and over shadowing which is achieved in this instance.
- 10.12 It is acknowledged the proposed extension projects to the rear of the host and thus reduces the distance to the rear boundary along with introducing new windows to both ground and first floor. The proposals retain 4.0m from the rear building line to the rear boundary. Guidance within the House Holder Design Guide requests a distance of 7.5m is retained from secondary windows to the rear boundary, in this instance the proposed first floor bedrooms.
- 10.13 The existing dwelling, due to its location, does not at present meet the minimum distances required with only 7.0m retained to the rear boundary. It is acknowledged the rear extension erodes this space further however an access road runs beyond the rear boundary, afforded limited weight in terms of amenity and provides additional separation from the dwellings to Springfield Lane and their gardens beyond.
- 10.14 Further weight is attached to the properties orientation in that it sits at an oblique angle to the dwellings at the rear meaning a direct outlook is avoided. The extension retains a total distance of 13.9m from its rear windows to those at No.75 Springfield Lane which is considered adequate to prevent issues of overlooking.
- 10.15 The proposals are, on balance, not considered to adversely affect neighbouring residential amenity through overlooking, overshadowing or over dominance.

11.0 CONCLUSION

- 11.1 In light of the above, the application is considered to be acceptable and accord with policy P10 and T2 of the Core Strategy, GP5 and BD6 of the retained UDP along with HDG1 and HDG2 of the House Holder Design Guide. The development is not considered to be harmful to the character and appearance of the area, nor would it have a harmful impact on highway safety and as a result, subject to appropriate conditions detailed above, the application is considered to be compliant with the relevant policies and guidance and approval is recommended.

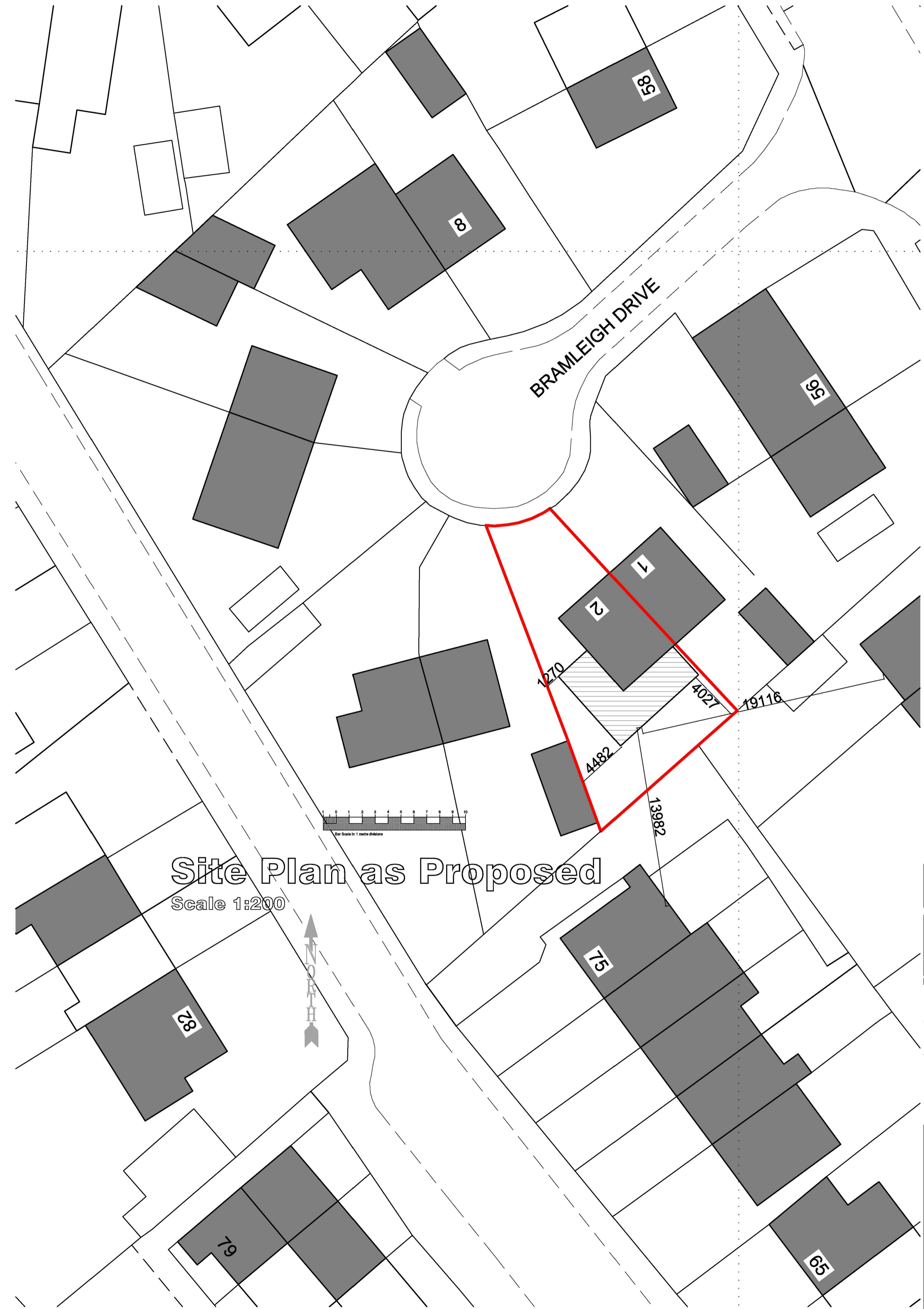
Background Papers:

Certificate of ownership: signed by applicant.
Planning application file. 17/00983/FU



Site Plan as Existing

Scale 1:200



Site Plan as Proposed

Scale 1:200

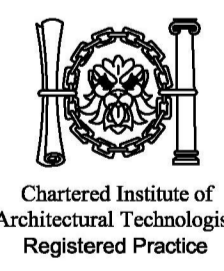
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The Construction Design and Management Regulations 2015:-
 Under CDM2015 the domestic client has a duty and also the responsibility of appointing a Principle Designer (PD) which can be the appointed contractor or a suitably qualified person, who's role it is to identify any special hazards in the carrying out of the construction works and prepare a Health & Safety Plan if necessary. This should be a formal agreement and could involve the services of a specialist Principle Designer. Should you require any further assistance please contact this office.
 This drawing has been prepared for Mr Arrowsmith for the rear and side extension and is submitted as part of the planning application to Leeds City Council and it is not intended for use by any other person or for any other purpose.

A. Rear site boundary dimensions & OS map corrected to match dwng No SkA01 RevC
 Rev Amendments
 original by Gary Sorsby MCIAT



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drawing title
 Existing and proposed site plans

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| scale 1:200 | date | drawing No | rev |
| @ A1 | January 2017 | SKA02. | A. |

