



Report of the Chief Planning Officer

Plans Panel North and East

Date: 22nd MARCH 2018

Subject: 18/00067/FU - Two storey and single storey side and rear extensions at 64 Easterly Road, Gipton, Leeds, LS8 3AN

APPLICANT

Mr Hussain

DATE VALID

03.01.2018

TARGET DATE

(Ext. of time 23.03.2018)

Electoral Wards Affected:

Gipton & Harehills

Yes

Ward Members consulted

Specific implications for:

Equality and Diversity

Community Cohesion

Narrowing the gap

RECOMENDATION: GRANT PERMISSION subject to the following conditions:

1. Standard time limit for commencement
2. Standard plans reference
3. Materials- the development will be constructed in the materials detailed on the approved plans
4. No insertion of windows and doors in the side elevations

1.0 INTRODUCTION

- 1.1 This application is referred to the North and East Plans Panel in accordance with the terms of the delegation agreement as the applicant is an elected Member of the Council.

2.0 PROPOSAL

- 2.1 The application proposes a part two storey / part single storey extension to the rear of the house and single storey extension to the side. The two-storey rear extension would create a living room and a kitchen at ground floor with a bedroom on the first floor. The enlargements to the side of the house would

form toilet and shower facilities. The extension would have a render finish with roof tiles to match the existing house.

3.0 SITE AND SURROUNDINGS

3.1 The application relates to a semi-detached, two-storey dwelling, with a hipped roof located on Easterly Road (A58, which is a dual carriageway). The dwelling is elevated from the highway and set back behind a relatively wide verge. The property has a garden to the front which is enclosed by a low brick wall. The dwelling is rendered in cream colour and features a two storey bay window, under a concrete tiled roof. Attached to the side elevation is a modest, flat roof porch. The rear garden is enclosed by a hedge on both sides and there are mature conifer trees along the rear boundary. Immediately beyond the rear garden (south) is an un-metalled vehicle access route. Off street parking is available within the rear garden.

3.2 Easterly Road slopes down from east to west. It is characterised by predominately semi-detached dwellings that are similar in terms of scale and design. However, many have been extended over the years. In particular, the neighbour property at 66 Easterly Road is slightly elevated from the application property and has a single storey extension to the rear. There are no extensions at the rear of the adjoining neighbour.

4.0 PLANNING HISTORY

4.1 The site has the following planning history:

34/54/01/FU - Single storey rear extension. Approved 29.3.2001.

5.0 HISTORY OF NEGOTIATION

5.1 During consideration of the application advice has been provided regarding the need to comply with the Householder Design Guide in respect of the extent of the ground floor rear projection at the common boundary. Amended plans showing the ground floor extension having a chamfered corner have subsequently been received (therefore reducing the projection to 3.0m at the common boundary).

6.0 PUBLIC/LOCAL RESPONSE

6.1 The application was originally publicised by neighbour notification letters on the 11th January 2018 and a site noticed displayed from the 17th January near the public footpath facing the street. No comments have been received.

7.0 CONSULTATION

7.1 No technical consultations are necessary due to the nature and relatively small scale of the proposal.

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. For the purpose of determining this particular planning application the Development Plan for

Leeds comprises the Core Strategy, saved policies within the Leeds Unitary Development Plan (Review 2006) and the Natural Resources and Waste Development Plan Document (2013) and any made Neighbourhood Plan.

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

8.3 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.

Relevant Supplementary Planning Guidance/Documents:

8.4 Householder Design Guide (HDG). The following extracts from the HDG are relevant:

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, over dominance or overlooking will be strongly resisted.

To help with the assessment of the impact on neighbouring residents the HDG refers to the 45 degree code and states:

“The 45° code usually applies to two storey extensions although it can inform the decision making process for single storey extensions. This code takes account of the position of neighbouring windows. It relates to main living areas such as living rooms, bedrooms, dining rooms and kitchens; it does not usually apply to utility rooms, toilets, staircases or landings.

In order to apply the code you should first locate the nearest edge of the closest window on your neighbour’s property (fig 1). A line which extends from

the wall of the house at an angle of 45° should then be drawn from this point (fig 2). Extensions should then be set within the green area. Extensions set within the red area may well be considered to have too great an impact upon your neighbours and could be refused (fig 3).”

National Planning Policy

- 8.5 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.
- 8.6 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. Design and amenity considerations are identified as important issues within the NPPF.

9.0 MAIN ISSUES

1. Design and Appearance
2. Residential Amenity
3. Highway safety

10.0 APPRAISAL

Design and appearance

- 10.1 With the exception of the single storey side extension, the main element of the proposals would not be apparent from Easterly Road due to its positioning to the rear of the host property. In assessing the visual impact of the side extension, the view from Easterly Road would be very limited due to its siting within the centre of the side elevation and also its modest size. The extension is also noted to replace the existing porch which is only marginally smaller so overall the proposed change will be barely perceptible.
- 10.2 In terms of the rear extension, views of this will be possible via the access road but this is considered to be much less sensitive viewpoint relative to Easterly Road. With this in mind and noting many other properties have already extended to the rear some variation between properties is not unusual.
- 10.3 At ground floor level the extension would project almost the full width of the house and have a maximum depth of 4.0m but reducing to 3m where it meets the common boundary. A simple lean to roof is proposed. Over part of this, a first floor extension is proposed but only to a depth of 3m.
- 10.4 The rear extension forms a continuation of the side extension and proposes the same eaves height as the main house. In this respect the hipped roof would also be extended but to a much reduced height relative to the main ridge. As such, the general design of the extension responds well to the character and appearance of the host building but would still appear as a subservient addition. The general positioning and size of windows and openings are also considered

to be acceptable. For these reasons and noting the external materials would match the main house and design and appearance of the extensions are considered to be acceptable and accord with the requirements of HDG1 of the Leeds Householder Design Guide.

Residential Amenity

Overlooking:

- 10.5 In regard to overlooking, the openings of the extensions would predominantly face the hosts own rear garden areas and the rear access road beyond. No windows are proposed to the side elevations of the extension and in order to maintain privacy going forward a condition restricting windows within the side elevations is recommended.

Dominance/Overshadowing:

- 10.6 To the rear, the proposal is consistent with the Householder Design Guide in that the first floor of the extension projects 3m in depth and is set 2.0m away from the boundary with the adjoining house, minimising any issues of over dominance or overshadowing. The two-storey element is also set 1.8m away from the boundary with the neighbour and whilst the projection is 200mm short of guidance the neighbour is set in an elevated position to the host property and is also set away from the common boundary. As such, the overall projection at this point is generally in accordance with guidance and meets the 45° rule (in terms of views out from neighbouring windows) which is often applied as a further test of amenity impact.
- 10.7 Due to the orientation of the properties it is acknowledged that there would be some increase in overshadowing to the adjoining neighbour during the morning period. However, the bulk of the extension is set away from the common boundary and any increase in overshadowing would be limited to the morning period and only for a short period of time. The Householder Design Guide acknowledges that some impact is likely to be experienced when householders extend their properties but a balance always needs to be struck and accordingly this informs the various distances/relationships that can be accepted. In this case the application has been specifically revised to comply with the guidance. In terms of the impact on No. 66, this property is elevated and does not contain any main windows within its side elevation facing the host property. The impact of the proposal on residential amenity is therefore considered acceptable, HDG2 of the Leeds Householder Design Guide.

Highway Safety

- 10.8 Core Strategy policy T2, saved UDP policy GP5 and guidance within the Householder Design Guide note that development proposals should resolve detailed planning considerations at the application stage and should seek to maximise highway safety.
- 10.9 The proposal has no impact on the current parking arrangement at the site which is indicated on the submitted drawings at the rear of the property

11.0 CONCLUSION

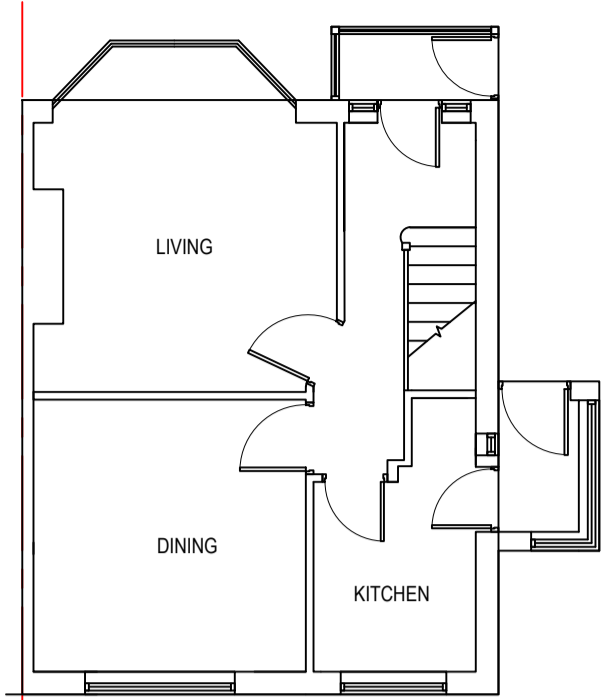
- 11.1 The proposal is not considered to raise any residential amenity impacts and the overall design is appropriate to the character and appearance of the host

building and the surrounding area. As the proposals would not impact on the existing off-street parking available at the site the application is considered to be in accordance with adopted development plan policies and guidance. The application is therefore recommended for approval, subject to the conditions specified.

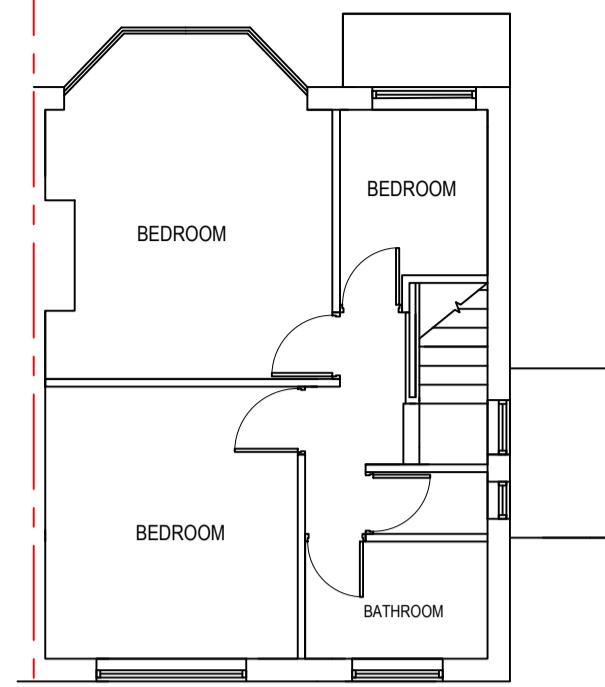
Background papers:

Planning application file: 18/00067/FU

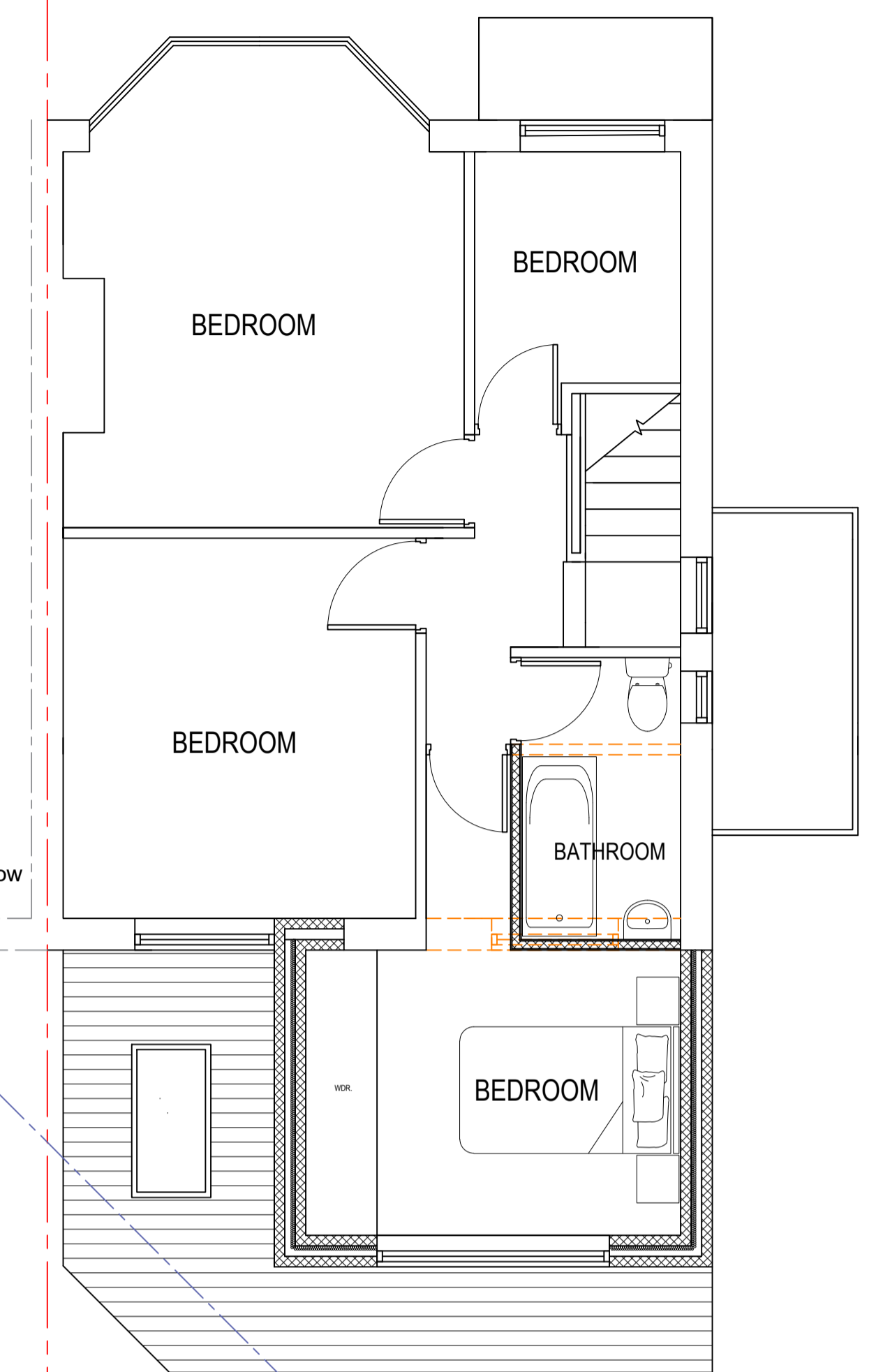
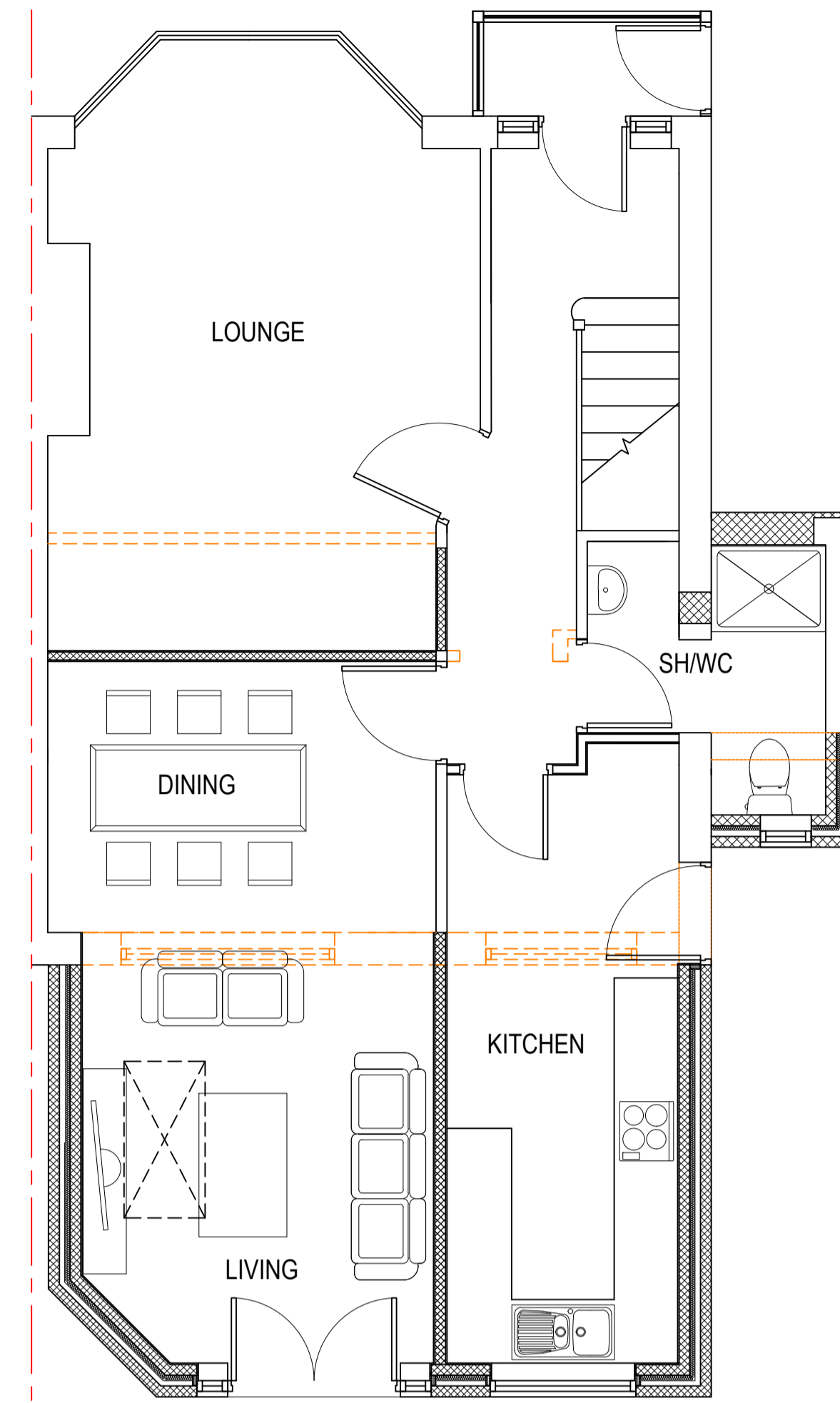
Certificate of Ownership: Signed by applicant.



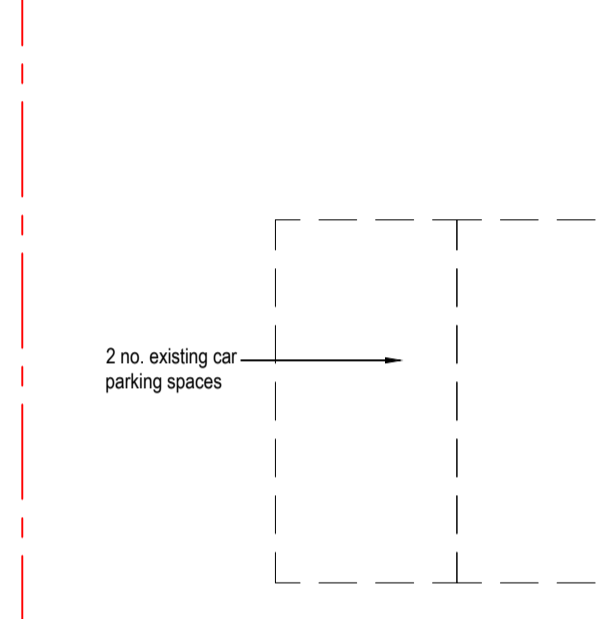
EXISTING FIRST FLOOR PLAN
SCALE 1:100



EXISTING REAR ELEVATION
SCALE 1:100



PROPOSED FIRST FLOOR PLAN
SCALE 1:50



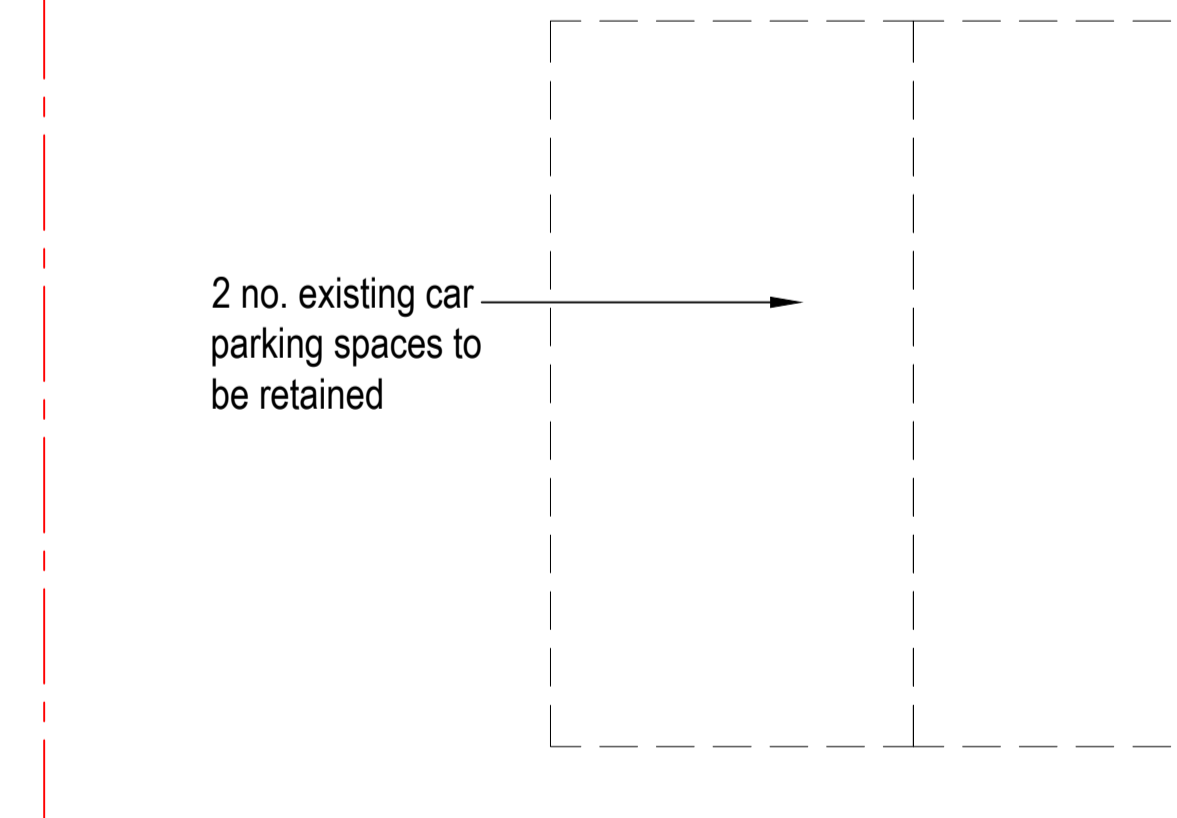
EXISTING GROUND FLOOR PLAN
SCALE 1:100



EXISTING SIDE ELEVATION
SCALE 1:100



EXISTING FRONT ELEVATION
SCALE 1:100



PROPOSED GROUND FLOOR PLAN
SCALE 1:50



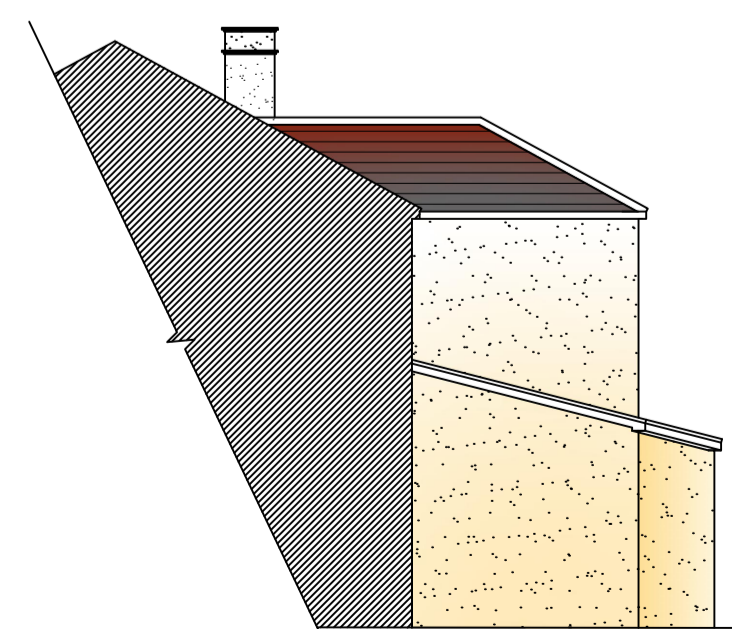
PROPOSED REAR ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED FRONT ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100

SITE LOCATION PLAN
SCALE 1:1250

Please note these drawings are for Planning and Building Regulation purposes only.

NOTE:
The contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before works commence.

All drawings must be read with and checked against any structural or other specialist drawings provided. All works to comply with British Standards, Codes of Practice, current Building Regulations and carried out to the satisfaction of Building Inspector. All materials to comply with the relevant British Standards

REVISIONS	DATE	BY
B	45° angle demonstrated from neighbors w.	21.02.2018 SP
A	Splay added to rear extension	31.01.2018 SS

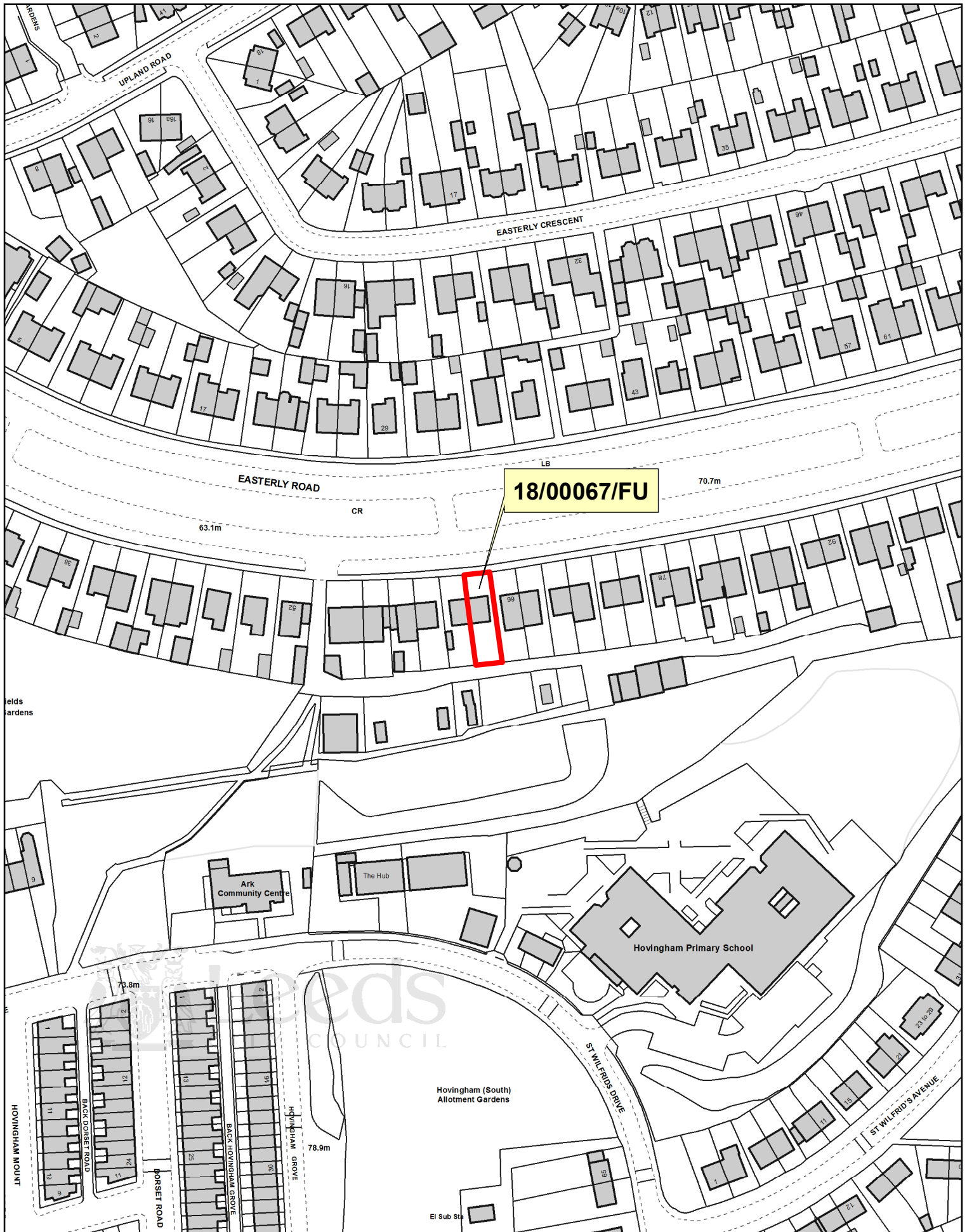
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Client:
Mr Taraq Hussain

Project:
Proposed Alterations and Extension to
No. 64 Easterly Road
Leeds LS8 3AN

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

Scale: As Shown @ A1	Drawing No. 2535/01
Date: Nov 2017	
Drawn by: SP	



NORTH AND EAST PLANS PANEL

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

SCALE : 1/1500

