



Report of the Chief Planning Officer

NORTH AND EAST PLANS PANEL

Date: 9th August 2018

Subject: 18/02400/FU – Detached house with detached garage at, Land Opposite 130 and 132 Main Street, Shadwell, LS17 8JB

APPLICANT	DATE VALID	TARGET DATE
Mr S Hopkins	8 th May 2018	16 th August 2018

Electoral Wards Affected:

Harewood

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:

1. 3 year time limit for commencement;
2. Plans to be approved;
3. Materials to be approved prior to commencement;
4. Planning permission required before any windows are inserted in the side elevation;
5. Removal of permitted development rights concerning roof alterations, extensions, outbuildings and boundary treatments;
6. Boundary treatments to be agreed and implemented prior to occupation;
7. Boundary treatments to be retained unless otherwise agreed in writing;
8. Submission of landscape scheme;
9. Protection of existing trees/hedges/bushes during construction;
10. Approved vehicle access;
11. Approved visibility splays/sightlines;
12. Cycle/motorcycle facilities notwithstanding approved drawings;
13. Electric vehicle charging point notwithstanding approved drawings;
14. Retention of garages;
15. Vehicle space to be laid out;
16. Details of waste collection provision;

17. Feasibility study of infiltration drainage prior to commencement;
18. Development shall not commence until a scheme for surface water drainage has been submitted to and approved in writing;
19. Contaminated land conditions;
20. Written scheme of archaeological investigation prior to commencement.

1.0 INTRODUCTION

- 1.1 This application seeks planning permission for the construction of a new house and detached garage in Shadwell's Conservation Area. Councillors Stephenson, Robinson and Firth have requested that the application be brought to Plans Panel due to concerns about the impact of the development upon the Shadwell Conservation Area and the street scene.
- 1.2 As will be outlined below the principle of development is considered to be acceptable and the application is not considered to cause harm to the character of the Shadwell Conservation Area, neighbouring amenity nor highway safety and as such the proposal complies with the relevant policies and guidance and is recommended for approval.

2.0 PROPOSAL

- 2.1 The application proposes a two storey dwelling with attic accommodation and a detached double garage. The proposed property has a gable roof, window head and sill details and a chimney. The agent has confirmed that the dwelling would be constructed of stone. The main two storey element of the property measures 9.4m in width and 9m in depth. The dwelling has an eaves height of 5.3m and a ridge height of 8.5m.
- 2.2 A detached garage is proposed to the north-eastern section of the site which measures 5.9m in depth, 6.1m in width and an eaves height of 2.5m and ridge height of 4.4m.
- 2.3 The application also proposes to reposition the 0.95m high boundary stone wall. The wall will be relocated approximately 0.5m north and a section to the East will be removed. The wall materials will match that of the existing wall. All category C trees are proposed to be removed. The existing boundary hedges are to be maintained.

3.0 SITE AND SURROUNDINGS

- 3.1 The application relates to a former rear garden and parking facility of No.56 Ash Hill Drive. The site has direct frontage to Main Street, the main road through the village. The site is bounded by a low boundary wall, fencing, hedging and trees. There are land level differences within the site with the north of the site sitting lower than Main Street.
- 3.2 Properties within the streetscene vary. There are simple rectilinear stone dwellings positioned directly next to the footpath which make a positive contribution to the Conservation Area. To the west of the site are Grade II listed buildings, namely No.125 and 133-139 Main Street. To the north and east of the site are residential properties approximately 30 to 40 years old. The general massing, scale and detail of properties to the rear is simple.

3.3 The majority of the application site is located within Shadwell Conservation Area. The rear of the site is not located within the Shadwell Conservation Area, as shown on the site layout drawing. The Shadwell Conservation Area is based around the historic linear settlement set either side of Main Street, which is the location of the historic Shadwell. The Conservation Area Appraisal and Management Plan (CAAMP) identifies that buildings vary in type and status. The CAAMP identifies that the majority of buildings are two storey in scale and generally orientated to face the street, built from traditional materials. The CAAMP states the spatial character of the Conservation Area is varied due to the differing layouts, boundary treatments and spaces within it.

4.0 RELEVANT PLANNING HISTORY

4.1 The application site was formerly part of a larger site, the planning history of the wider site is outlined below.

- 4.2
- | | |
|---------------|--|
| 30/508/04/FU: | Development of 3 three bedroom townhouses and 2 four bedroom detached houses
Refused
Appeal Withdrawn |
| 30/507/04/CA: | Conservation area application to demolish boundary wall
Refused
Appeal Withdrawn |
| 30/517/05/FU: | One 3 bed & one 4 bed detached dwelling and one block of two 2 bed flats
Appeal for Non Determination
Appeal Dismissed |
| 30/519/05/CA: | Conservation area application to demolish boundary wall
Appeal for Non Determination
Appeal Dismissed |
| 30/485/00/OT | Outline application to erect detached house
Withdrawn |

5.0 HISTORY OF NEGOTIATIONS

5.1 As originally submitted the proposed dwelling did not include a chimney. Officers felt that a chimney would better reflect the character of other properties in the area. Officers also requested a streetscene and section drawing to show the relationship of the proposed dwelling with the surrounding area and difference in land level.

5.2 Officers were concerned the bedrooms in the attic did not have an outlook. Dormer windows were not considered suitable as this would result in overlooking and the proposed rooflights are respectful of the Conservation Area location. The agent provided a cross section to demonstrate the outlook from the windows. Officers considered the rooflights in this situation are acceptable as the three first floor bedrooms do have an outlook. As will be outlined below officers are now content that the development represents a neutral addition to the Shadwell Conservation Area.

6.0 PUBLIC/LOCAL RESPONSE

- 6.1 The application has been advertised by site notice, published on the 25th May 2018, in the Yorkshire Evening Post, published on the 11th May 2018 and also by neighbour notification letter sent on the 9th and 21st May 2018.
- 6.2 Councillors Stephenson, Robinson and Firth have raised concerns regards the developments impact upon the Shadwell Conservation Area and the street scene.
- 6.3 The Parish council objected to the application and raised concerns regarding impact upon the Shadwell Conservation Area, highways, scale, overlooking, design, materials, inadequately considered impact upon No.130 Main Street as Planning reports appear to assume the site belongs to the applicant and flooding.
- 6.4 23 letters of objection and 1 general comment have been received from 18 properties. The comments received and concerns expressed by contributors are summarised as follows:
- a. Increase in flooding
 - b. Loss of outlook
 - c. Increase in traffic
 - d. Increase in roadside parking
 - e. Dangerous bend
 - f. Increase in noise
 - g. Loss of light
 - h. Not received formal written notification
 - i. Public access linking planning application to objectors property and concerned consultees have based their assessment on this
 - j. Overlooking
 - k. Impact upon privacy
 - l. Overshadowing
 - m. Overbearing
 - n. Road safety during construction
 - o. Impact upon Conservation Area, including positive and listed buildings
 - p. Modern design and siting, positioning and scale not in harmony with the adjoining buildings and area
 - q. Positive area of open space
 - r. Reference to 30/517/05/FU appeal
 - s. Development not conform with the Shadwell Conservation Area Appraisal Management Plan
 - t. Set precedent within conservation area
 - u. Contrary to Shadwell Neighbourhood Plan
 - v. Loss of view
 - w. Narrow footpath
 - x. Loss of flora
 - y. Materials not specified
 - z. Dominance
 - aa. Alterations to boundary wall
 - bb. Arboriculture report not accurate
 - cc. Ownership issues
 - dd. Land contamination issues
 - ee. Drainage
- 6.5 Point (h) and (i) are noted. All neighbours were notified by a letter, it is acknowledged some residents received their letter later than other residents due to issues with the mapping system. Nevertheless, all neighbour's had 25 days to

respond to the proposal. As noted above the application was also advertised by a site notice and in the Yorkshire Evening Post. The map was subsequently updated so the application did not relate to No.130 Main Street. Consultee comments have not based their assessment based on No.130 Main Street being the owner of the site and have based their assessment on the application site.

- 6.6 Point (r) is noted however the appeal related to a larger site and was for a larger development. The application proposed two detached dwellings and a block of two flats. Furthermore, planning policy has changed since previous applications were considered, the NPPF has been published and the Core Strategy has been adopted.
- 6.7 Point (u) is noted however the Neighbourhood Plan and its policies are currently at pre-submission stage and cannot be afforded weight in the determination process.
- 6.8 All other points are material planning considerations and are addressed within the appraisal below from 10.0 onwards.

7.0 CONSULTATIONS RESPONSES:

- 7.1 Environmental Studies Officer: Road traffic noise should not be unduly intrusive at the site of this proposal, but building materials and glazing used should be of a sufficient specification to ensure that the internal noise standards outlined in BS 8233 are met.
- Contaminated Land: No objection subject to conditions.
- Highways: No objection subject conditions and directions.
- FRM: No objection subject to conditions relating to infiltration drainage and surface water drainage.
- Landscape: No objection subject to conditions.
- WYAS: No objection subject to conditions.
- Conservation : No objections.

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 (2014), saved policies within the Leeds Unitary Development Plan (Review 2006) and the Natural Resources and Waste Development Plan Document (2013) and any made Neighbourhood Development Plan. Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 requires development, as a whole, to preserve the appearance and character of Conservation Areas

Local Planning Policy

- 8.2 The following Core Strategy policies are relevant:

- SP1: Seeks to concentrate the majority of new development within the main urban areas and ensure that development is appropriate to its context.
- SP6: Housing requirements and the allocation of housing land
- SP7: Distribution of housing land and housing allocations.

- H1 Seeks to ensure the managed release of sites in accordance with Spatial Policy 7.
- H2 Windfall housing sites.
- P10: Seeks to ensure that new development is well designed and respect its context.
- P11: Seeks to ensure that the city's heritage assets are preserved and enhanced
- P12: Seeks to ensure landscapes are maintained.
- T2: Seeks to ensure that new development does not harm highway safety.
- EN1 Climate change
- EN5 Managing flood risk

The following Natural Resources and Waste Local Plan policies are also relevant:

- LAND1: Seeks to ensure sites are appropriately remediated for their end use.
- LAND2: Relates to development and trees and requires replacement planting where a loss is proposed.
- AIR1: Air quality considerations
- WATER7: Seeks to managed surface water run-off

The following saved UDP policies are also relevant:

- GP5: Seeks to ensure that development proposals resolve detailed planning considerations, including amenity.
- BD5: Seeks to ensure new development protects amenity.
- N19: Seeks to ensure developments preserve and/or enhance the character of the Conservation Area.
- LD1: Seeks to provide appropriate landscaping and to protect existing vegetation.

Emerging Site Allocations Plan:

The Council's Site Allocation Plan (SAP) is well advanced with hearing sessions on the topic of housing currently taking place. A period of public consultation has recently been carried out. The site is unallocated within the SAP. As such the application site is therefore not affected by the Plan it has no particular relevance as emerging policy.

Supplementary Planning Documents/Guidance

Street Design Guide (SPD – adopted 2009)
 SPD Leeds Parking (SPD – adopted 2016)

- SPG13 Neighbourhoods for Living (adopted December 2003 (memorandum 2015))
- SPG22 Sustainable Urban Drainage (adopted 2004).

Shadwell Conservation Area Appraisal and Management Plan (approved as a material planning consideration 2012)
 Shadwell Neighbourhood Plan – engagement undertaken

National Planning Policy

8.3

The National Planning Policy Framework (2018) sets out the Government's planning policies for England and how these are expected to be applied. It sets out

the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

- 8.4 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 states that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (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. Sections 5 (housing supply) 12 (design) and 16 (conserving and enhancing the historic environment) are relevant to the consideration of this application.
- 8.5 The Planning Practice Guidance (PPG) in March 2014 provides comment on the application of policies within the NPPF. The PPG also provides guidance in relation to the imposition of planning conditions. It sets out that conditions should only be imposed where they are necessary, relevant to planning and; to the development to be permitted; enforceable; precise and; reasonable in all other respects.

DCLG - Technical Housing Standards 2015

- 8.6 This document sets internal space standards within new dwellings and is suitable for application across all tenures. The housing standards are a material consideration in dealing with planning applications. The National Planning Practice Guidance advises that where a local planning authority wishes to require an internal space standard it should only do so by reference in the local plan to the nationally described space standard. With this in mind the city council is currently progressing to adopt the national standard, building on work already done in developing the Leeds Standard which is applied to all Council schemes and which seeks to influence private sector development to achieve better quality housing. This work is being progressed as part of the Core Strategy Selective Review which the Executive Board endorsed at its meeting on 8th February 2018. Accordingly some limited weight can now be attached to these requirements.

9.0 MAIN ISSUES

- 1) Principle of Development/Housing Delivery
- 2) Design and Character/ Conservation Area
- 3) Residential Amenity
- 4) Highway Safety
- 5) Landscape
- 6) Other Matters
- 7) Representations

10.0 APPRAISAL

Principle of Development/ Housing Delivery

- 10.1 Sustainable Development is a key aspect of the current planning policy framework at both national and a local level. Spatial Policy 1 of the Core Strategy seeks to ensure that new development is concentrated in the main urban areas in order to ensure that shops, services and public transport are easily accessible. Shadwell is not part of the main urban area and is categorised as a village within the Core Strategy which means it is essentially a residential settlement with some limited services. Shadwell facilities include a pub, library and a school. The village also lies close to Leeds and is served by a regular bus service.
- 10.2 Policy H2 of the Core Strategy is applicable and this notes that housing on non-allocated sites will be acceptable in principle provided that the number of dwellings does not exceed the capacity of transport, educational and health infrastructure. In addition this policy notes that greenfield land should not be developed if it has an intrinsic value as amenity space, for nature conservation or makes a valuable contribution to the historic or spatial character of the area.
- 10.3 Objections have been raised regarding the impact of the development upon highway safety, however it is unlikely that one new dwelling within the village will have an appreciable impact upon the capacity of the local transport network. Furthermore, the site was formerly used as a parking facility. Highway Officers have raised no objection to the proposal, noting that sufficient parking and manoeuvring room has been provided within the site and no significant road safety issues are expected to arise.
- 10.4 Concern has also been raised regarding the principle of allowing infill development that would erode a green space within the village and harm the character of the Conservation Area and Listed Buildings, with attention drawn to the CAAMP. On page 8 the CAAMP identifies key green areas (public and private); the application site is not highlighted as such. The impact upon the spatial character of the Conservation Area is also considered to be acceptable, and this will be discussed in paragraphs 10.6-10.14 below.
- 10.5 It should also be noted that housing delivery is a key element of current planning policy. Although the site is not allocated, villages around Leeds will be subject to some modest house building and windfall sites such as that of the application will be important to the on-going delivery of housing over the plan period. The fact that the application could deliver housing is a positive factor which must be given some weight, albeit this is limited by the fact this is a single dwelling. The CAAMP does not oppose new development as long as it retains the character of the area. On page 13, the CAAMP states new development should respond to the important characteristics of the historic environment including scale, layout and materials. The application complies with the Core Strategy Policies in respect of windfall housing, and as such, the principle of developing the site for a house is considered to be acceptable and the potential delivery of housing is a factor which provides some weight in support of the scheme.

Design and Character/ Conservation Area

- 10.6 As noted above the majority of the application site is within Shadwell Conservation Area. Essentially only the proposed rear garden and garage is not located within

the Shadwell Conservation Area. The CAAMP highlights key green areas (public and private), the application site is not highlighted as such nor a key or important view. The boundary wall is identified as a positive boundary wall, as will be discussed in more detail in paragraphs 10.13 and 10.19, the relocation of the wall is considered, on balance, acceptable. To the west of the site are Grade II listed buildings, namely No.125 and 133-139 Main Street. S72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty upon the decision maker to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. That statutory framework is reinforced by the National Planning Policy Framework (the Framework) at Section 16. Core Strategy policy P11 and saved UDP policy N19 reflect this special duty and seek to ensure that development is appropriate to its context and preserves the city's heritage assets. This duty is also carried forward in Core Strategy policy P10 and saved UDP policy GP5 which seek to ensure that development is of high quality and appropriate to its context.

- 10.7 Page 13 of the CAAMP states that 'future development within the conservation area needs to be mindful of the local character of the conservation area, while at the same time addressing contemporary issues such as sustainability'. The CAAMP goes on to state 'new development must respond sensitively and creatively to the historic environment'.
- 10.8 The new dwelling that is proposed is undoubtedly larger than neighbouring dwellings to the west and south, both in relation to its footprint and its overall height, and this is of clear concern to local residents. This design reflects the pattern of development along Main Street, where houses of differing eras and different scales sit adjacent to each other, producing a variety of ridge heights and thus a varied roofscape. Furthermore, the dwelling is orientated to face the street.
- 10.9 Turning then to the matter of the scale of the proposal. At an overall maximum height of 8.5m to ridge the house will be taller than the immediately surrounding properties. Height alone is not an indicator that a development will appear out of scale. A variety of other factors, such as how the development will be viewed contextually, the space in which it sits and the articulation of its facades also need to be taken into consideration. The dwelling will be set back 8.3m from the proposed new boundary wall. The views of the dwelling will therefore be limited as the existing properties which sit directly next to the footpath and existing boundary treatment will screen the dwelling from the west. The proposed sits in a larger plot than immediately surrounding dwellings to the south and west.
- 10.10 As has been acknowledged the footprint of the dwelling is larger than the immediately surrounding dwellings. However, the dwelling will not appear out of scale when looking at Main Street as a whole. As can be seen from the submitted streetscene drawing there is a large gap between the proposed dwelling and No.139 Main Street. The scale of the dwelling does not appear excessive and the trees within the neighbouring garden are taller than the dwelling.
- 10.11 The new dwelling is also sited appropriately within the plot and set an appropriate distance from the boundaries and other developments to prevent a sense of visual overdominance or overdevelopment. The house is set further back into the site than properties within the immediate streetscene, the dwelling is not out of character with Main Street when viewed as a whole. Spacing between existing dwellings will be maintained. It is difficult to find a compelling reason why infill development that does not impinge upon Main Street would be unacceptable. For

the reasons outlined above the form and siting of the new dwelling is not considered to be harmful.

- 10.12 Concern has also been raised about the design of the property and the use of a 'modern' design. The objection comments do not specifically detail the aspect of the dwelling they find modern. It is acknowledged the dwelling will appear newer than the surrounding dwellings but this is inevitable. The CAAMP identifies Main Street has a varied character. Conservation officers have not objected to the application and believe the house design appears relatively sympathetic from a conservation area perspective. Good quality materials and details and boundary treatments would be secured by condition as the site is in the setting of a number of positive buildings. The dwelling will be constructed of stone which is the primary material within the area and the design reflects that of the local area. The design is traditional with a chimney and window head and sill details. The test that must be applied is not whether the new house will be different to others within the area, but whether this difference causes harm to the character of the Shadwell Conservation Area. Concern has been raised about the proposal setting a precedent within the Shadwell Conservation Area. Each planning application is considered on its own merits and is not considered approval of this application would set a precedent.
- 10.13 The application proposes to reposition the 0.95m high boundary stone wall. Page 14 of the CAAMP states 'new boundary treatments within Shadwell Conservation Area will be encouraged to be consistent with the traditional nature of those already in existence. Positive existing boundary treatments will be valued and retained where possible. The wall is identified as a positive boundary treatment. The wall will be relocated approximately 0.5m north and a section to the East will be removed. The appearance of the wall will remain similar to the existing wall as the height and materials will remain as existing. As noted in paragraph 10.19 the relocation of the boundary wall allows better access to the site and widens the pavement, hence providing better highway and pedestrian safety. The relocation of the wall is not considered sufficiently harmful to refuse the application.
- 10.14 As such the new dwelling is not considered to be an out of scale, nor an out of keeping addition to the Shadwell Conservation Area, and is considered to preserve its character. The new house reflects a traditional palate of building materials and a traditional design. It should also be noted that even if Members are minded to consider that the development does cause some harm to the Shadwell Conservation Area, as directed by paragraphs 195-196 of the Framework local planning authorities should refuse development that causes substantial harm, however where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. In this instance the provision of housing is a public benefit which must be given some weight.

Residential Amenity

- 10.15 As outlined within Policy P10 of the Core Strategy and saved policy BD5 of the UDP, as well as advice within Neighbourhoods for Living new development must provide an adequate standard of amenity for future residents as well as existing neighbours. There are no significant concerns about the standard of accommodation within the new dwelling as the rooms are of a good size with adequate light penetration, and the garden is considered acceptable. As previously outlined, officers were concerned the bedrooms in the attic did not have an outlook.

Dormer windows were not considered suitable as this would result in overlooking and the proposed rooflights are respectful of the Conservation Area location. The agent provided a cross section to demonstrate the outlook from the windows. Officers considered the rooflights in this situation were acceptable as the bedrooms located on the first floor do have an outlook. The new dwelling is also sited a sufficient distance from surrounding dwellings that their outlook will not be unreasonably compromised, nor will main windows nor main amenity space be unreasonably overshadowed or dominated.

- 10.16 The new house does include windows that face directly toward neighbouring properties and gardens. No windows are proposed on the side elevations. The house is located approximately 8.4m from the new wall front boundary and 8.1m to the rear boundary. Neighbourhoods for Living sets out traditional guide distances windows should be located to the boundary. Ground floor main windows should be located 10.5m to the boundary and secondary windows should be located 7.5m to the boundary. The first floor windows meet the guidance. It is acknowledged the ground floor main windows do not meet guidance distances. Nevertheless, the windows to the front will be partially screened by the new stone wall and new proposed trees. The proposed dwelling sits lower than properties to the front and there is a distance of approximately 20m. To the rear is a 1.8m high fence. Given the situ of No.9 Ludolf Drive the proposed dwelling will not face main windows, No.9 Ludolf Drive is at an oblique angle to the application site. There is a distance of approximately 15.6m to the side of No.9 Ludolf Drive. As such the new dwelling is not considered to cause substantial harm to residential amenity.
- 10.17 Concern has been raised by residents that the new dwelling will result in an increase in noise. It is recognised there will be an increase in noise and disturbance as a result of the proposal but this is unlikely to result in significant harm to residential amenity.
- 10.18 Environmental Studies recommended a planning condition to secure that building materials and glazing used should be of a sufficient specification to ensure that the internal noise standards are met. However, officer do not consider that such a condition to be necessary or reasonable in this instance. The dwelling is located within the centre of Shadwell and set back from the highway where the noise of traffic is not considered to be excessive or materially different to that generally experienced in most built up areas.

Highway Safety

- 10.19 Policy T2 of the Core Strategy and saved UDP policy GP5 require that developments protect highway safety. Concern has been raised by local residents in relation to access to the site and the new dwelling will result in additional on street parking on Main Street and more generally increase traffic within the village. Highways did not object to the proposal subject to conditions. The site abuts the public highway at Main Street where there is an existing vehicle access, hardstanding and parking for approximately three cars. There is a relatively tight bend to the west of the site. The proposal repositions the access slightly eastwards, and sets the front boundary wall further back from the road edge, and indicated sight lines of 2m x 43m to the east and 2m x 34m to the west are achieved. The sightlines to the east meet the criteria for a 30mph road, but to the west is optimised over the available land and public highway which is considered satisfactory. The vehicle access is considered an improvement to the existing access. As noted above (paragraph 10.3) it is not considered that one new dwelling will appreciably increase vehicle movements in the village, nor have a detrimental

impact upon the local bus service, and as such the new house will not have a harmful impact upon the existing transport infrastructure.

- 10.20 It is generally expected that family houses will provide two off-street car parking spaces. The proposal shows provision for at least two 'open' car parking spaces plus a double garage allowing for additional/visitor parking which is acceptable. The garage is of sufficient size to allow storage of bicycles and other items. The garage is to be positioned at the north east corner of the site and is above the recommended distance from the road of 5.6m. An electric vehicle charging point is required to support air quality standards. The garage should be retained for its intended purpose to help prevent on street parking, this will be secured by a planning condition. The proposed driveway provides adequate space within the site to turn cars around so that vehicles can exit in a forward gear. As such the application provides sufficient off-street parking spaces for the existing dwelling.
- 10.21 Highway officers do not expect significant road safety issues to arise from the proposal. The proposed access will be an improvement on comparison with the existing access with less risk of reversing movements. The site was formerly used as parking for No.56 Ash Hill Drive, sufficient parking is maintained for this dwelling. Paragraph 109 of the NPPF states 'development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.' With this context in mind the proposal does not result in severe highway implications to warrant a highway objection.

Landscape

- 10.22 Policies P12 of the Core Strategy and saved UDP policy LD1 seek to ensure that the quality and character of Leeds' landscapes are retained. An Arboricultural Report has been submitted to help support the application. A landscape officer has been consulted and does not object to the proposal. The trees within the interior of the site are generally lower grade with some self-set, whose removal to enable development of this infill plot it is considered would not have a significant impact on the character of the area. The holly which is on the plot does not make a major character contribution. Whilst it would be positive to keep the Hawthorn and Elm at the front of the site in the South East corner, on balance it is considered the benefits to highway safety and the widening of the footpath outweigh the harm of the removal of the trees. It is acknowledged some of the information contained within the Tree Survey is not accurate, the Tree Survey incorrectly identified the Hawthorn and Elm as Ashes. Landscape officers acknowledge the trees within the site are not perfect specimens but they do make a contribution to the streetscene. However, the trees are identified as grade C trees as they are low quality and value trees. On the basis the existing holly and privet hedge to the western boundary and holly and laurel hedge to the western boundary will remain unaltered and frontage landscaping is proposed to Main Street via a planning condition, these measures combined will ensure a suitable landscaped context is provided.

Other Matters

- 10.23 Contaminated land and flood risk management are material issues that must also be considered. As noted within the consultation responses from contaminated land and flood risk management colleagues there are no significant concerns in relation to these matters, subject to the imposition of conditions which are noted at the header of this report. West Yorkshire Archaeology have noted the potential for

beneath ground archaeology and are content for a written scheme of archaeological investigation condition to be imposed. As such the development is considered acceptable in these regards.

Representations

10.24 All material planning considerations raised by objectors have been discussed above.

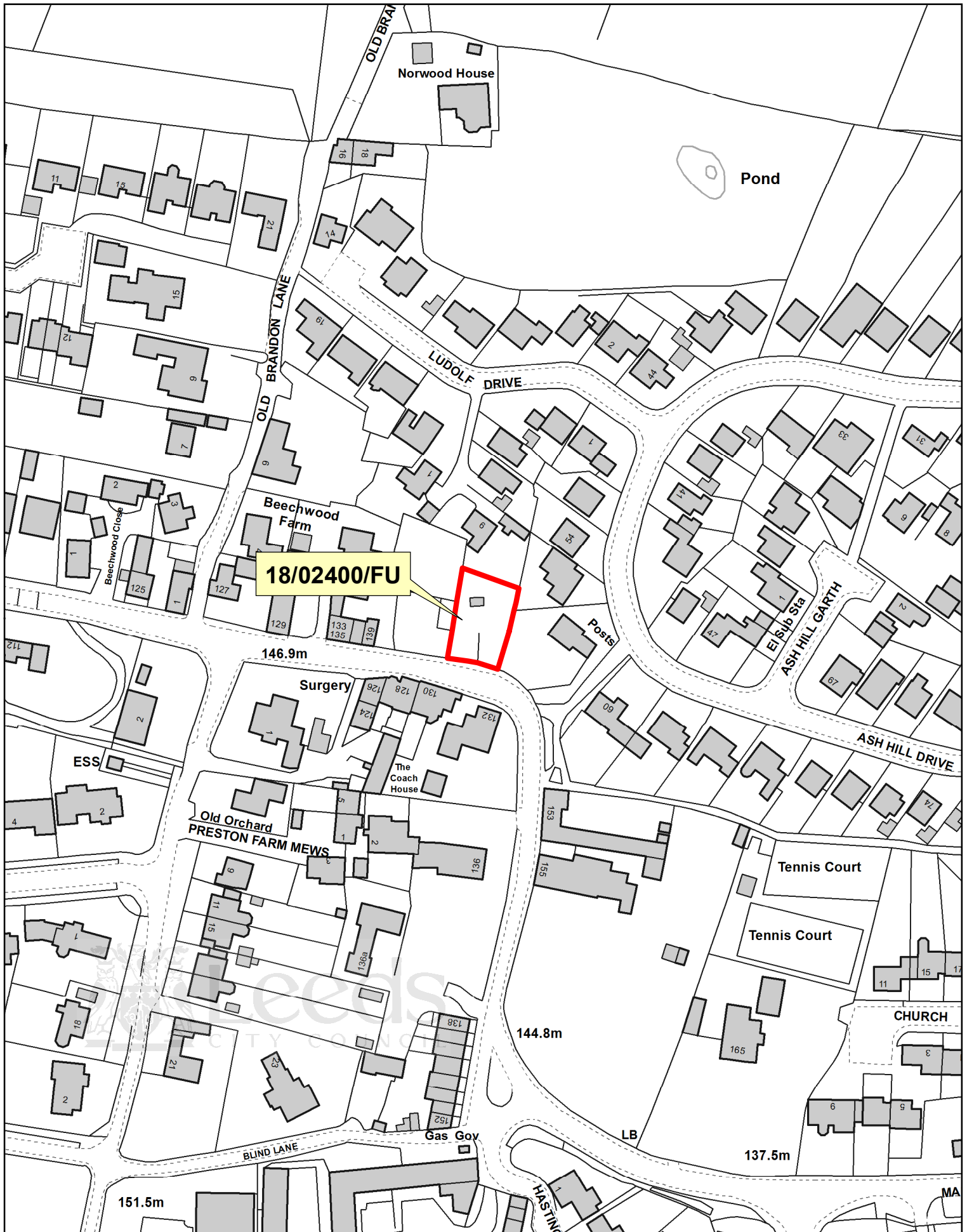
11.0 CONCLUSION

11.1 The application is considered to be acceptable. The proposed new dwelling is considered to preserve the character of the conservation area, and also will not cause harm to residential amenity, highway safety, flood risk, contaminated land nor the wider landscape character of the area, and thus the application is neutral in these regards. The new dwelling will make a very modest contribution to the ongoing supply of housing which provides some limited weight in support of the scheme. As such the application is considered to comply with the aims and intentions of Policies SP1, SP6, SP7, H1, H2, P10, P11, P12, T2, EN1 and EN5 of the Core Strategy, Land 1 and Water 7 of the NRWLP, saved UDP Policies GP5, BD5, N19 and LD1, Sections 12 and 16 of the Framework and guidance within Neighbourhoods for Living and the Shadwell CAAMP.

Background Papers:

Application file: 18/02400/FU

Certificate of ownership: Certificate B signed by the agent



NORTH AND EAST PLANS PANEL

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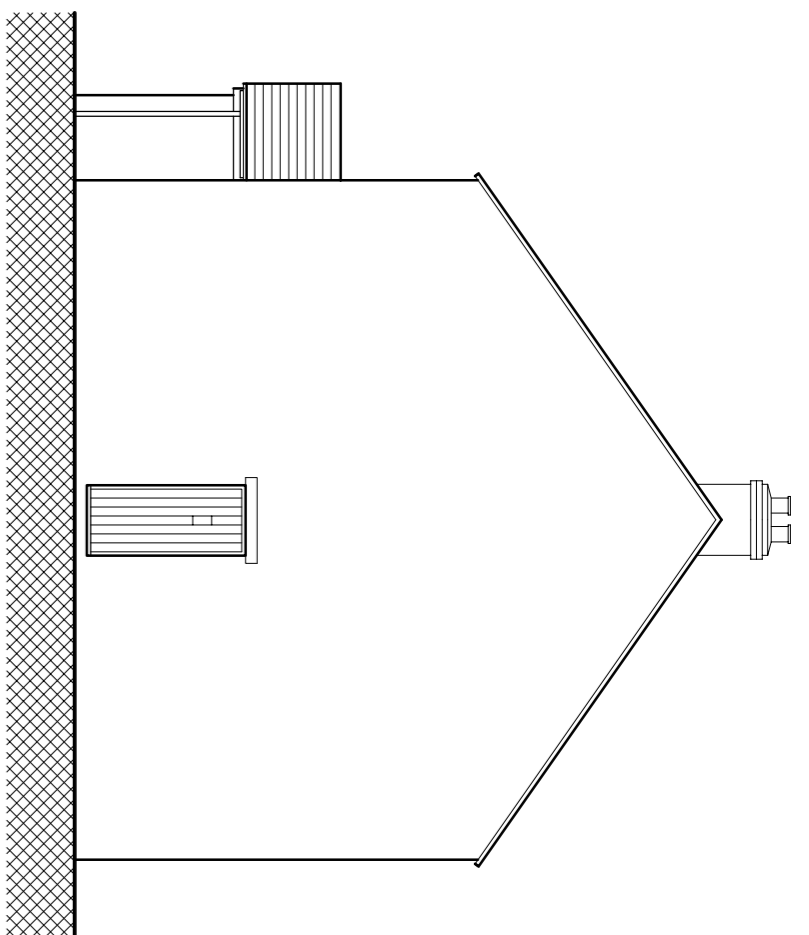
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SCALE : 1/1500

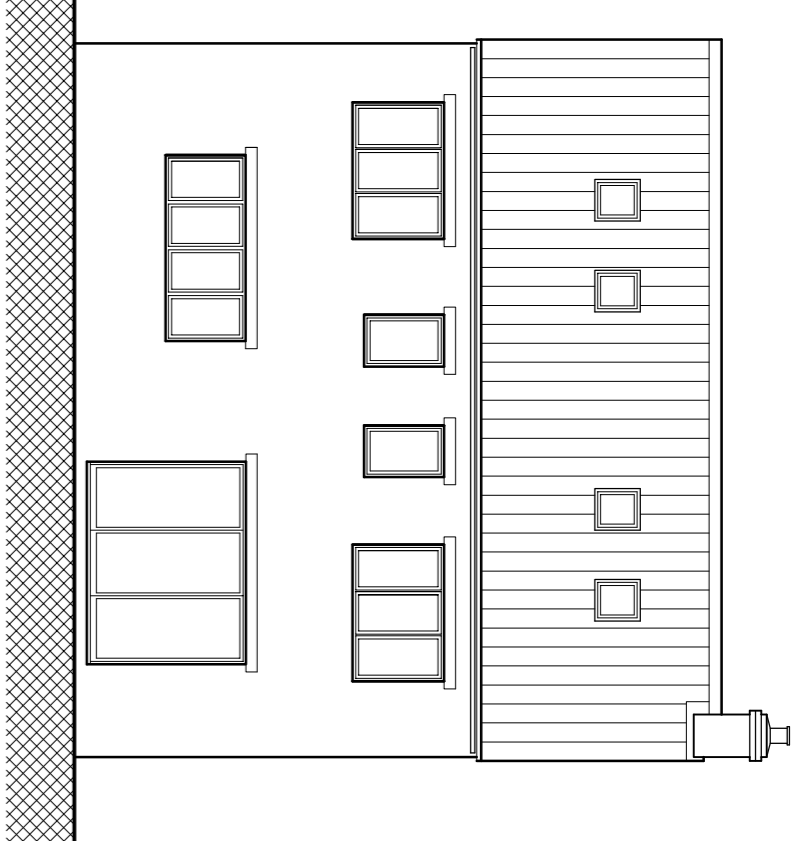




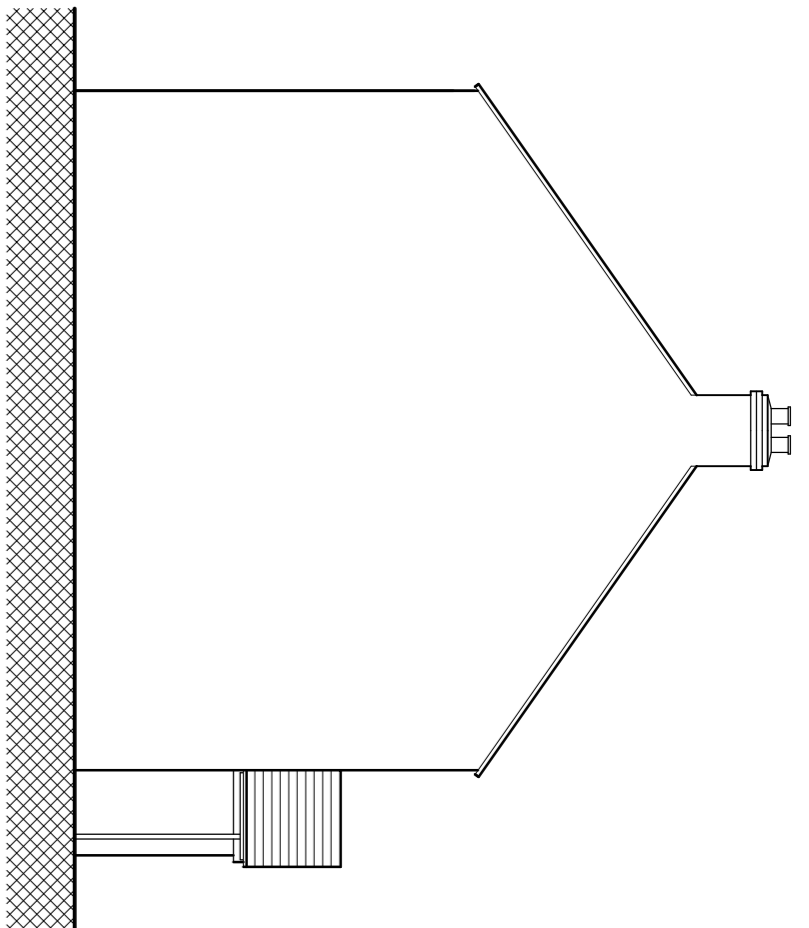
Front - South 1:100



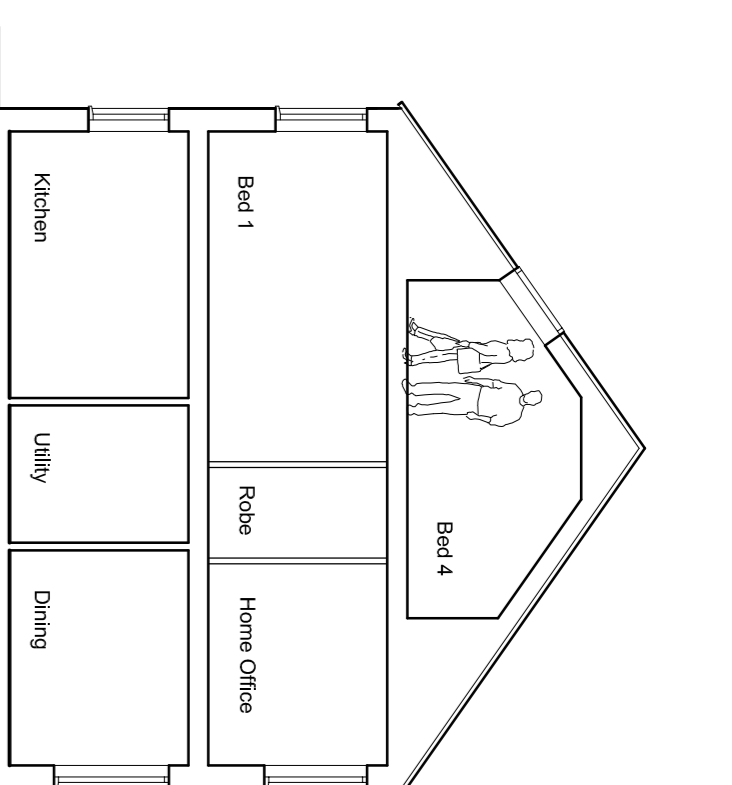
Side - East



Rear - North

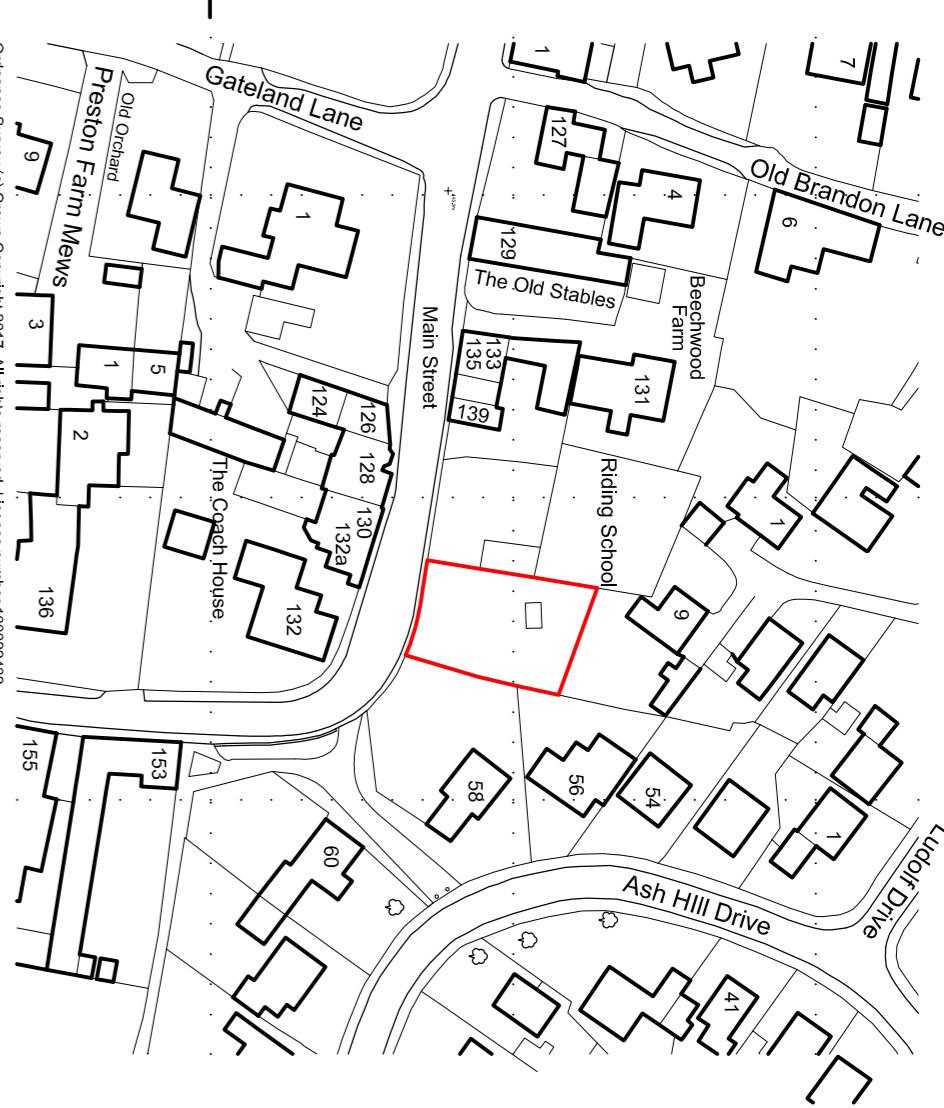


Side - West

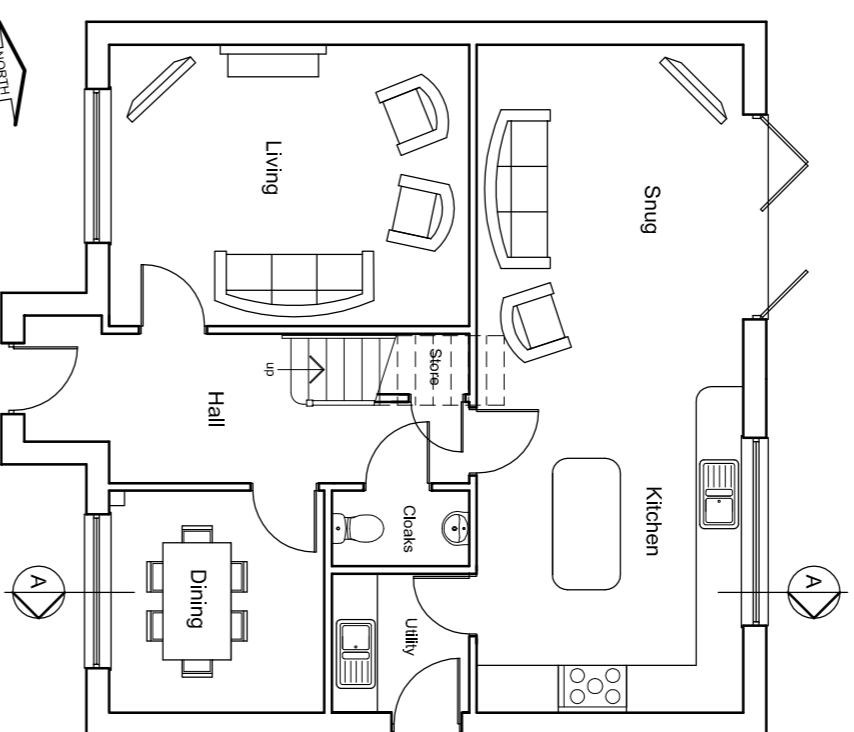


Section AA

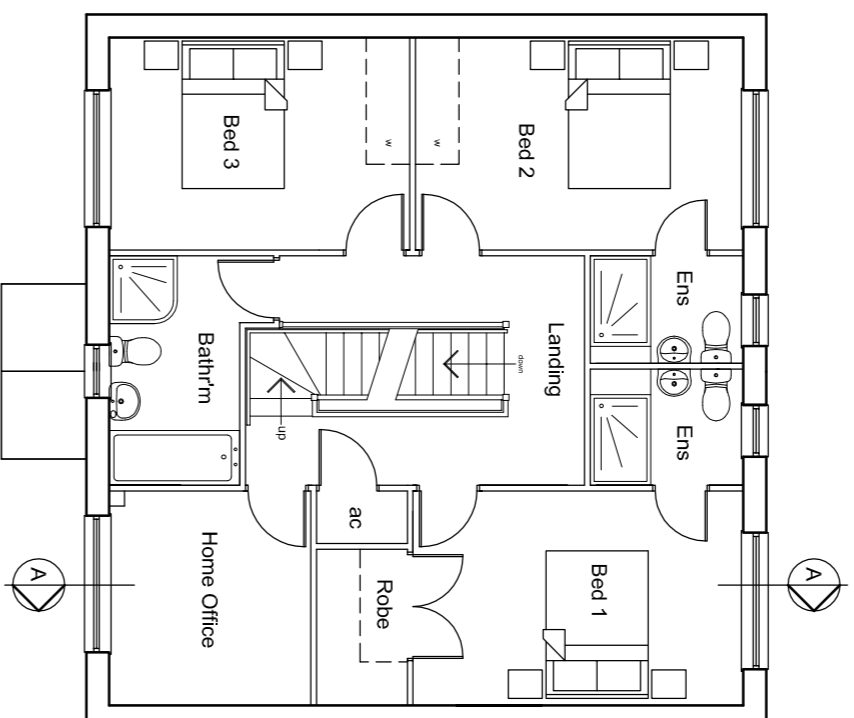
The attic rooms have Velux rooflights in the rear roof slope in respect to the Conservation Area.



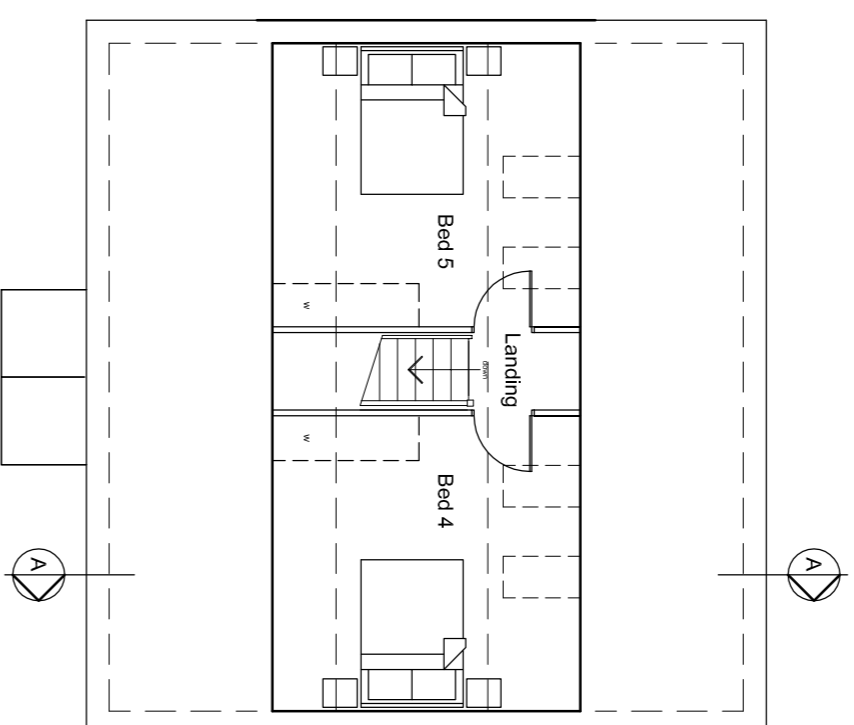
Location Plan 1:1250
Site Area 0.05Ha



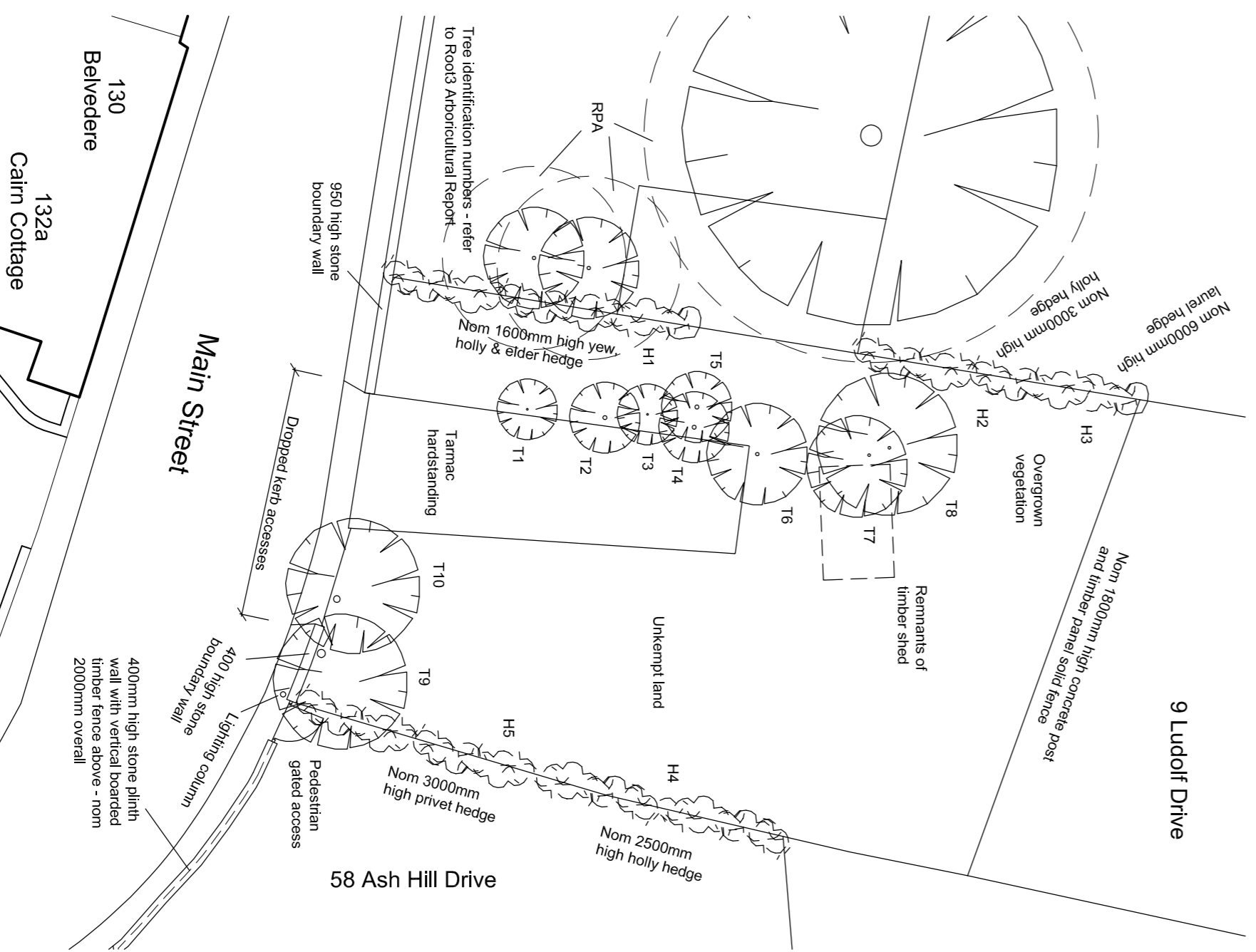
Ground 1:100
Floor Area - 186.02m² / 2002ft²



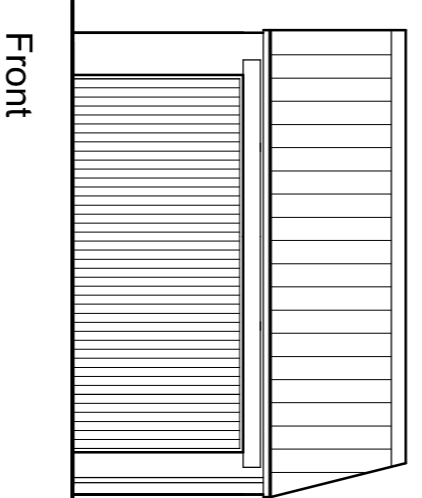
First



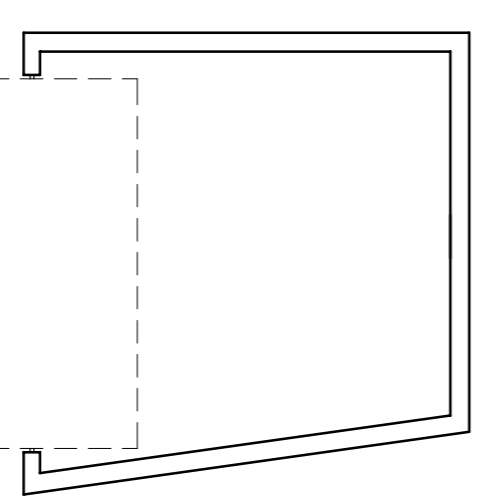
First



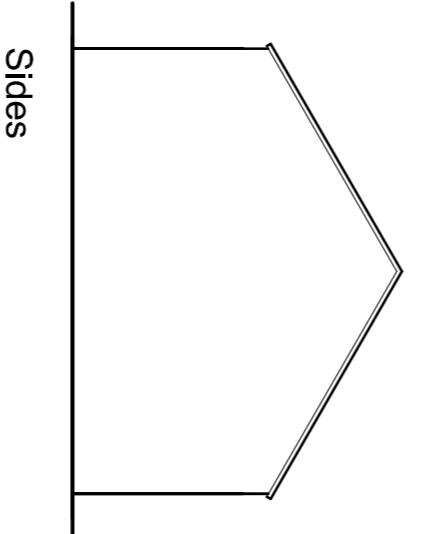
Existing Site Layout 1:200



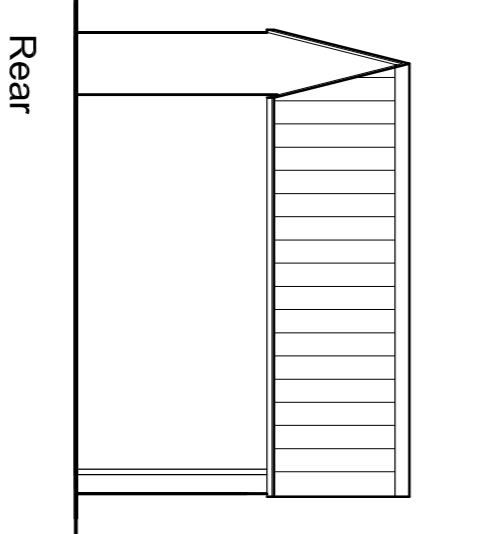
Front



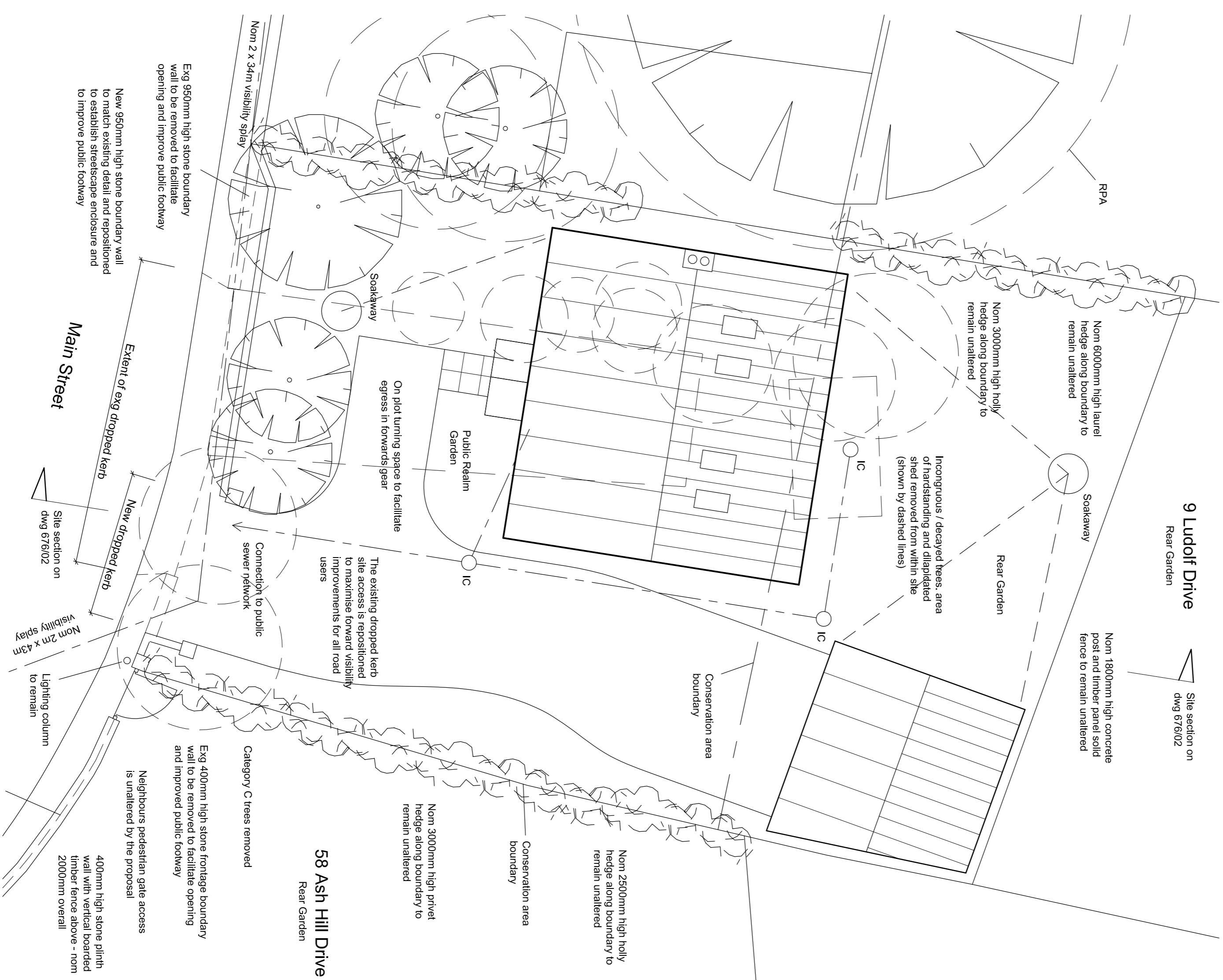
Garage 1:100



Sides



Rear



Proposed Site Layout 1:100

Rev A - Section AA added - 25/05/18 - SJ

Issue Status
Planning

Drawing No.	676/01A	Scale @ A1	as indicated	Drawn	SJ
Date	Feb. 2018	Checked			

Drawing Title
Scheme Proposal

Client
Mr S Hopkins

Project
Residential Dwelling
Land at
Main Street
Shadwell
Leeds

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