
Report of the Chief Planning Officer

PLANS PANEL WEST

Date: 1st October 2009

Subject: APPLICATION 09/02308/FU

**Change of use of former residential home to 12 bedroom house in multiple occupation, with 3 parking spaces, cycle and bin store.
88 Victoria Road, Headingley, Leeds. LS6 1DL**

APPLICANT

DATE VALID

TARGET DATE

Triple A Lets

09/06/2009

06/08/2009

Electoral Wards Affected:

Headingley

☒

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

☐

Community Cohesion

☐

Narrowing the Gap

☐

RECOMMENDATION:

Refuse for the following Reason :

The Local Planning Authority considers that the proposed development will be occupied mainly by students to the detriment of the housing mix in this locality and given the designation of this site within the defined Area of Housing Mix that the proposal would be detrimental to the balance and sustainability of the local community and to the living conditions of people in the area particularly in view of the cumulative effect of the number and concentration of student occupied properties in the locality, contrary to Policy H15 of the Unitary Development Plan and national guidance contained within Planning Policy Statement 1 aimed at developing strong, vibrant and sustainable communities and social cohesion.

INTRODUCTION

This application was considered at the last Plans Panel when Members were not minded to accept the Officer recommendation and instead resolved that the application be refused and a report be brought to the next Panel meeting setting out detailed reasons for refusal based on the Panel's concerns

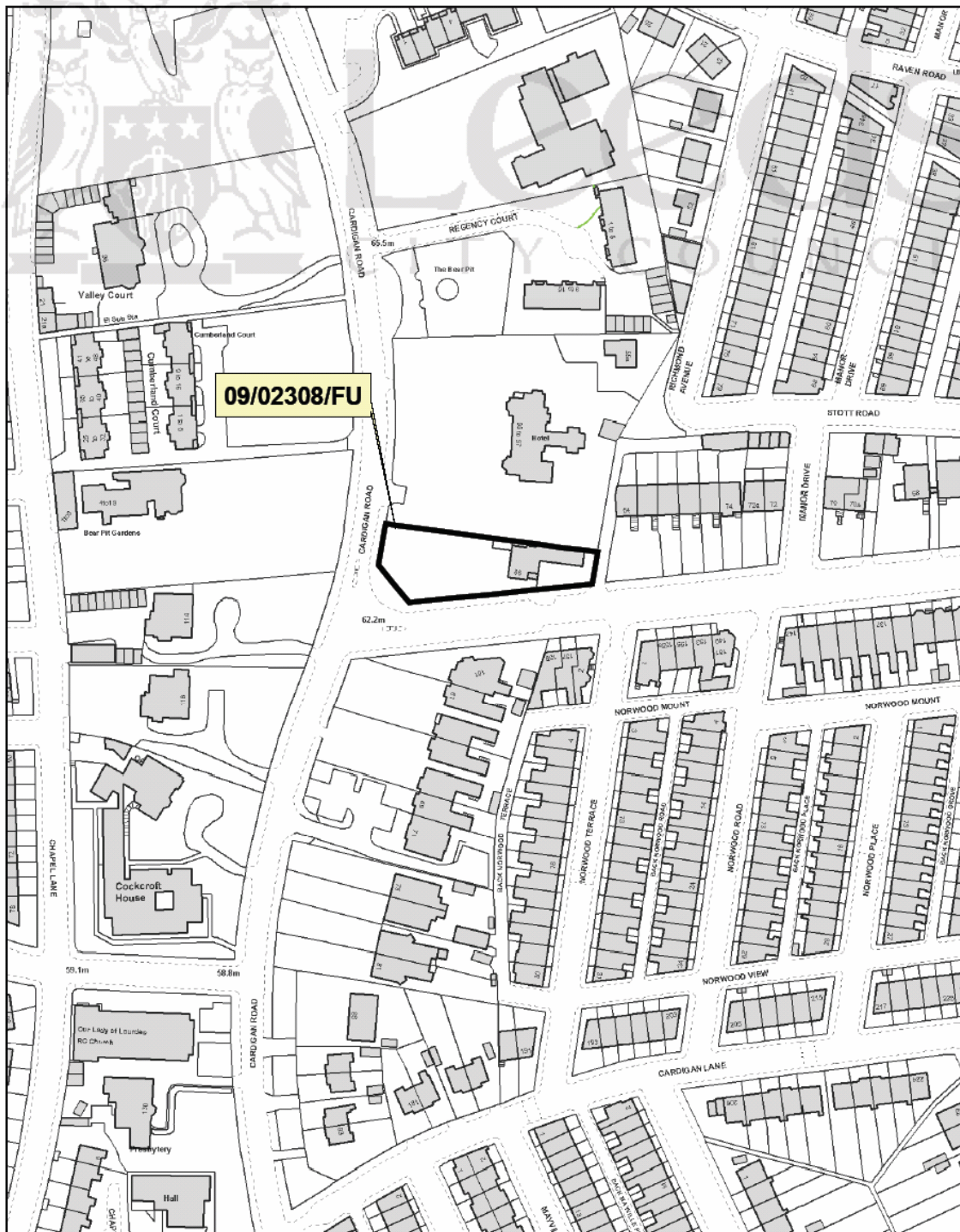
Members considered the following issues at the last meeting :

- The evidence found on site that the property was already in use as a dwelling and concern that officers had not recently been able to gain access to the building and had no knowledge that the building was already in use
- Whether 12 extra students would have an adverse impact on the availability of family housing and neighbouring properties in the locality
- The reported numbers of vacant existing student properties and the shortage of family housing in Leeds and whether the property would be suitable for sub-division into "town houses" having regard to the wider context of the Conservation Area.
- Noted the applicant had made a dual change of use application to create one 8 bed dwelling and one 4 bed dwelling and commented on the lack of amenity associated to the 4 bed proposal.
- The impact of creating "apartments" which would have different expectations in terms of car parking provision and use.
- Whether the 3 proposed spaces were sufficient and the possibility of creating one further undercroft car parking space beneath the extension

Members expressed the view that this was a retrospective application and contrary to Policy H15 although they acknowledged the need to balance that with the desire to preserve the building as a whole within the Conservation Area. Members concluded that it was important to resist a further use of buildings such as this as HMOs for student occupation particularly in view of the appeal decision on the Glassworks scheme on Cardigan Road .

CONCLUSION

The reason suggested above is therefore recommended to Members based on the reason used on the Glassworks scheme but amended to relate to the scale and location of this proposal.



WEST PLANS PANEL

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Scale 1/ 1500

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