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**Report of the Chief Planning Officer**

**PLANS PANEL EAST**

**Date: 8<sup>th</sup> April 2010**

**Subject: APPLICATION 09/05603/FU – Change of Use involving alterations of chapel, to form 4 one bedroom and 4 two bedroom flats with eight car parking spaces. The Chapel, Calverley Road, Oulton.**

**APPLICANT**  
SCS Northern Ltd

**DATE VALID**  
14<sup>th</sup> January 2010

**TARGET DATE**  
11<sup>th</sup> March 2010

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**Electoral Wards Affected:**

**Rothwell**

Ward Members consulted  
(referred to in report)

**Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

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**RECOMMENDATION:**

**GRANT PERMISSION subject to the following conditions:**

1. Standard full time limit.
2. Materials, natural stone and slate inc heads and sills, timber windows.
3. Rooflight details
4. Surface materials.
5. Details of all Boundary treatments to be submitted.
6. Re-building of wall with existing stone.
7. Landscaping scheme to be submitted.
8. Landscaping implementation.
9. Replacement planting.
10. Provision for contractors.
11. Bin and cycle storage.
12. Bat survey.
13. Car parking not to be allocated to individual flats.

**Reasons for approval:** The application is considered to comply with policies GP5, BD6, BC7, N19 and T2 of the UDP Review, as well as guidance contained within PPS1 and

PPG13, and having regard to all other material considerations, as such the application is recommended for approval.

## **1.0 INTRODUCTION:**

- 1.1 This application is brought to Plans Panel (East) following the refusal of a previous application for ten units at the same property. The subsequent appeal was allowed. The site is located within a Conservation Area.

## **2.0 PROPOSAL:**

- 2.1 The proposal is a resubmission of a similar but larger scheme for 10 flats that was granted on appeal on 8 June 2007 and this proposal is for the change of use of a chapel to 4 one bedroom flats and 4 two bedroom flats with 8 car parking spaces. The front elevation will remain almost the same apart from the introduction of casement window frames into the existing reveals and the lowering of the sill levels on the western and southern elevations. The western elevation also remains the same as the previous application including the introduction of further casement window frames and one roof light at a high level on the roof. The eastern elevation also has the addition of 4 roof lights to the roof as per the previous application. The main alterations take place to the rear of the chapel where the modern single storey rendered extension and the hipped roof extension are to be removed and a walled garden is to be created that will contain amenity space, bin store and cycle parking, but unlike the previous application, the single storey stone extension to the rear is retained. All other alterations to the previous approval are internal changes to allow for the change from 10 to 8 units.

## **3.0 SITE AND SURROUNDINGS:**

- 3.1 The application site consists of a substantial stone built chapel under a slate roof. To the rear there is a hipped roof single storey extension and a more modern single story flat roof rendered extension. It is located on Calverley Road but set back with a lay-by serving as the access to the property.
- 3.2 Its last use was as offices and storage but has been vacant for approximately 3 years. It is located within the Oulton Conservation Area and is surrounded on all sides by residential properties apart from to the East where there is an office.
- 3.3 The surrounding area is characterised by housing of mixed age and character and is located within the Oulton Conservation Area.

## **4.0 RELEVANT PLANNING HISTORY:**

- 4.1 07/05512/FU: Change of use of chapel to 8 one bedroom flats and 2 two bedroom flats with 10 car parking spaces. Refused 8 June 2007 by East Plans Panel on the grounds of a lack of car parking. Appeal allowed and an award of costs was made against the Council.
- 4.2 07/01603/FU: Change of use of chapel to 11 one bedroom flats and 1 two bedroom flat. Refused 8 June 2007.

## **5.0 HISTORY OF NEGOTIATIONS:**

- 5.1 Pre-application discussions were held with the applicant to discuss the possibility of changing flat numbers from ten to eight. Advice was given after discussions with highways that the application would be supported by officers.

## **6.0 CONSULTATION RESPONSES:**

### Statutory Consultations:

- 6.1 Yorkshire Water – No objection

### Non Statutory Consultations:

- 6.2 Highways – No objections subject to conditions.

## **7.0 PUBLIC/LOCAL RESPONSE:**

- 7.1 6 letters of objection and one of comment from the Oulton Society have been received. The objections are on the following grounds.

- The development will exacerbate on street parking issues.
- Value of surrounding properties will reduce.
- The development will not be appropriate within the Conservation Area

## **8.0 PLANNING POLICIES:**

- 8.1 The development plan comprises the Regional Spatial Strategy to 2026 (RSS) and the adopted Leeds Unitary Development Plan (Review 2006). The RSS was issued in May 2008 and includes a broad development strategy for the region, setting out regional priorities in terms of location and scale of development. However, the RSS is a strategic planning document, used to inform more detailed policies at a local level. Accordingly, it is not considered that there are any particular policies which are relevant to the assessment of this proposal. The following UDP policies are considered to be relevant:

- 8.2 Policy GP5 - seeks to ensure that development proposals resolve detailed planning considerations, including amenity.
- 8.3 Policy BD6: All extensions and alterations should respect the scale, form and detailing of the original building.
- 8.4 Policy BC7: Development within conservation areas will be required to be built in natural materials.
- 8.5 Policy N19: All new buildings in conservation areas should preserve and enhance the character and appearance of the area.
- 8.6 Policy T2 - development proposals should not create new, or exacerbate existing, highway problems.

### Supplementary Guidance

- 8.7 Neighbourhoods for Living (SPG)
- 8.8 Street Design Guide

### National Policy/Guidance

- 8.9 PPS1 Sustainable Development
- 8.10 PPG13 Transport

## **9.0 MAIN ISSUES:**

- The principle of the development.

- Impact of the development on the character and appearance of the conservation area.
- Impact on residential amenity of the occupants of surrounding residential properties.
- The effect upon highway safety.

## **10.0 APPRAISAL:**

### The principle of the development.

- 10.1 The application proposes the conversion of a chapel to flats, a principle that has already been accepted by the Planning Inspector responsible for the granting of planning permission for ten units at the property. As the proposal requests permission for a similar but less intensive use than that already granted, it is considered that the principle of this development is acceptable.

### Impact on the Conservation Area

- 10.2 The building already makes a positive contribution to the character and appearance of the conservation area and therefore the retention of the building will preserve the character and appearance. Further, the proposed development will improve the overall appearance of the property and the site, by removing extensions, in particular the modern single storey element that contributes little to the overall character and visual amenity of the building. The conversion of the chapel to residential development in a form that requires very little alteration to the external aspect of the building apart from the removal of the later addition to the building in the form of a single storey extension means that the proposal will actually enhance the character and appearance of the conservation area. The inclusion of roof lights will not detract from the appearance of the building or of the conservation area although any approval should include for the inclusion of conservation style roof lights. A condition is recommended for the submission of window frame details and also for matching walling and roofing materials to be used.

### Access and highway safety considerations

- 10.3 Consultation with highways has raised no objection, in light of the Inspector's decision, to the development subject to conditions, in particular with respect to the fact that the parking spaces must not be allocated to any particular flat.

### Impact on Residential Amenity

- 10.4 It is considered that the proposed development will improve the overall appearance of the property and the site, by removing extensions, in particular the modern single storey element that contribute little to the overall character and visual amenity of the building. The layout of the flats within the building, the fenestration details of the building and distances to neighbouring residential properties are such that issues of overlooking do not give rise to harm that would be detrimental to residential amenity. There is only a small area allocated for outside private amenity space for the proposal and as such falls below the amount of private amenity space required by Neighbourhoods For Living which equates to  $\frac{1}{4}$  the gross floor area of each flat but, given that the proposal is for the conversion of an existing building, a more flexible approach can be adopted. The bin storage area is acceptable although a condition will be included requiring details of the stores to be submitted.

## **11.0 CONCLUSION:**

- 11.1 On balance, it is considered that, given the previous history of the site and the less intensive nature of the proposal, subject to appropriate conditions as discussed above, the proposal is acceptable, it is therefore recommended that the application be approved.

### **Background Papers:**

Application file 09/05603/FU/S

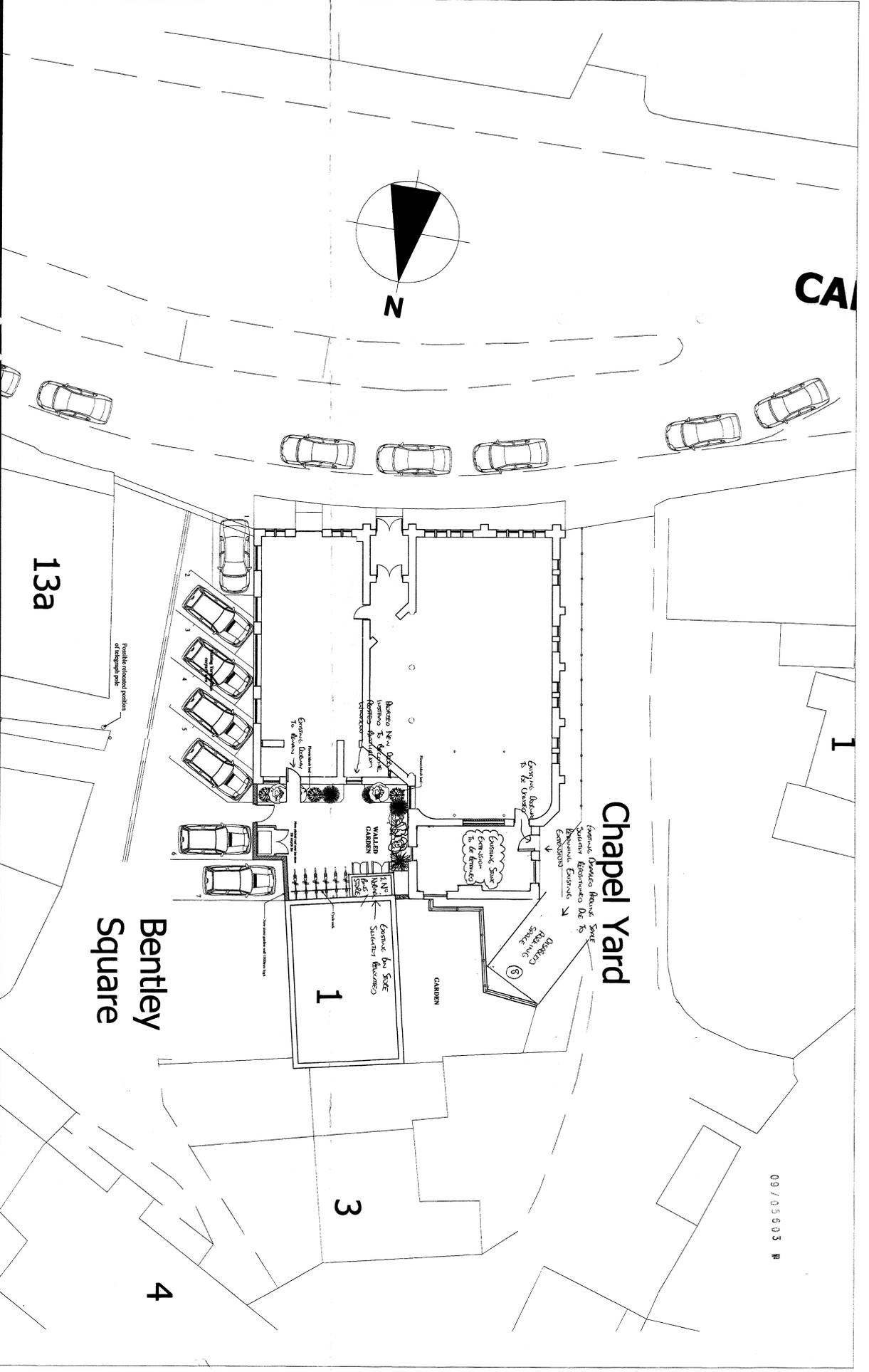
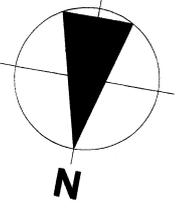
### **Certificate of ownership:**

As applicant

CAL

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09/05/03



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**W ilkinson**  
**Partnership**  
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 Architectural Design Consultants  
 Property Consultants  
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 Tel: 020 7424 2000  
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THIS PLAN HAS BEEN PREPARED BY THE ARCHITECTS AND ENGINEERS IN THE COURSE OF THEIR PROFESSIONAL DUTY AND IT IS HEREBY CERTIFIED THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE INFORMATION PROVIDED TO THEM BY THE CLIENT AND THAT IT IS THE PROPERTY OF THE ARCHITECTS AND ENGINEERS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS AND ENGINEERS.

**GENERAL NOTES:**  
 Increase Pavement to match Lower Levels  
 5 N Pavements - 6 N Pavement Slabs

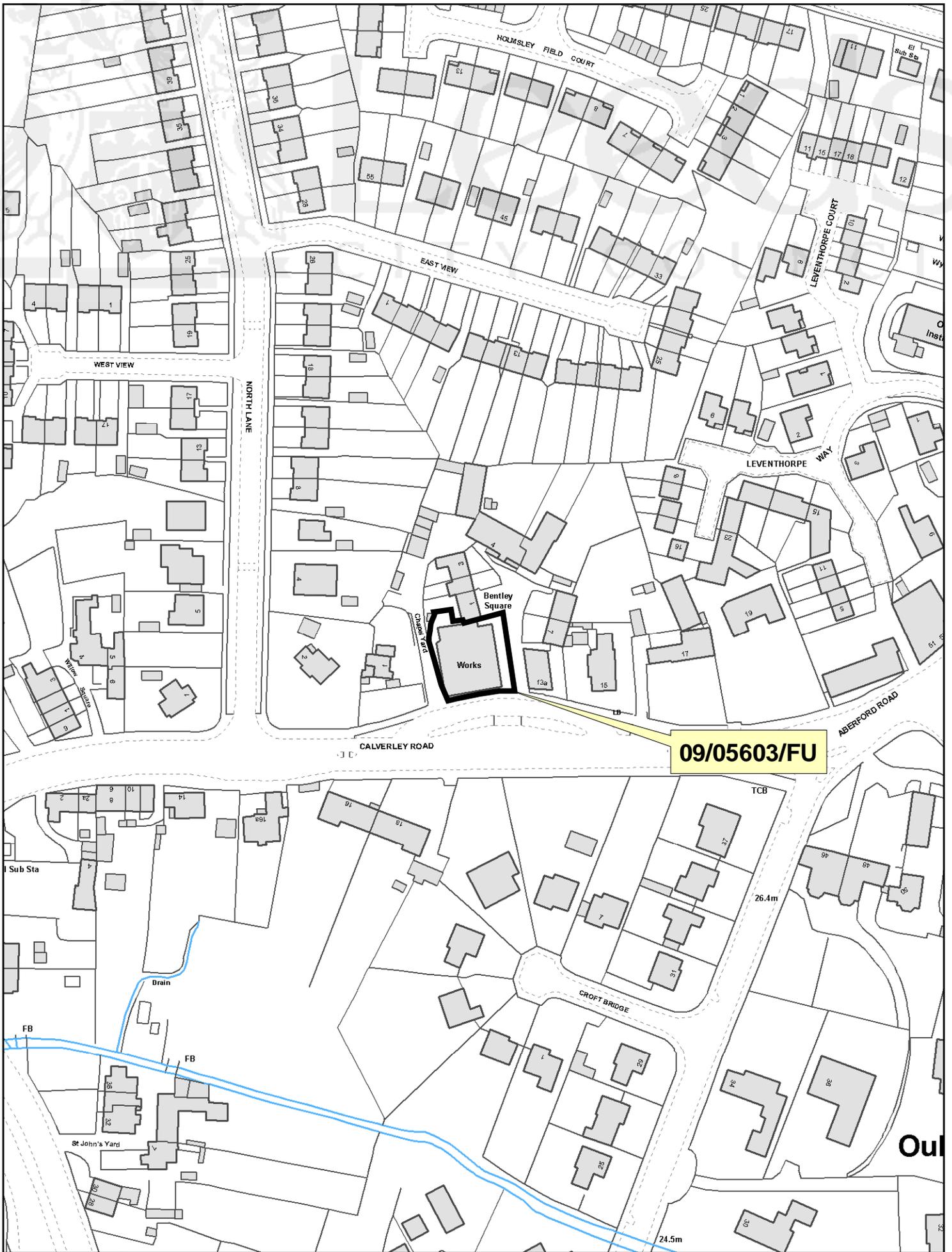
**REMARKS:**  
 A 14.05.03 Copying layout amended for  
 B 15.06.07 review planning application

**CDP:**  
 Cedar Property Developments  
 Ltd  
 Proposed Residential  
 Redevelopment  
 Bentley Square, Oulton  
 Leicestershire

Scale: 1:100  
 Date: Sept 2003  
 Rev Date: 15/06/07  
 DWG: [ ]  
 NO: [ ]  
 LRS 2276 / 002  
 Drawn by: SW  
 Rev: B  
 Proposed Site Plan  
 # 1



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# EAST PLANS PANEL

Scale 1/1500

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