



Report of the Chief Planning Officer

PLANS PANEL WEST

Date: 15th July 2010

Subject:

Planning application 10/02447/FU Single storey extension and widening of driveway to front of 31a Half Mile, Stanningley, LS13 1BN

APPLICANT

R Holmes

DATE VALID

27.05.2010

TARGET DATE

22.07.2010

Electoral Wards Affected:

Bramley & Stanningley

n

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: GRANT PERMISSION subject to the following conditions;

- 1. 3 year time limit**
- 2. Plans to be approved**
- 3. Materials to match existing**
- 4. No insertion of windows**
- 5. Retention of garage**

Reason for approval: The detail of this limited front extension is considered fully acceptable in terms of its impact on the street scene and neighbours and is considered to comply fully with policies GP5, BD6 and T24 of the UDP Review. Therefore having regard to the policies in the Development Plan and all other material considerations the application is recommended for approval.

1.0 INTRODUCTION

- 1.1 The application is brought to Plans Panel as the application has been submitted on behalf of Councillor David Congreve, who is Chair of the East Plans Panel, who has confirmed in writing that this is the case.

2.0 PROPOSAL

- 2.1 The applicant seeks permission to erect a single storey extension to the front of the existing integral garage. The extension is proposed to be 3.35 metres in width, projecting 3 metres from the existing front elevation of the house. The extension is to be faced in brick, with a tiled roof to match the existing property, with a ridge height of 4.3 metres and an eaves height of 2.9 metres. The extension is to be set 2 metres from the shared boundary with 31 Half Mile, to the north of the application site. The applicant also intends to introduce a small amount of additional hard-standing to the side of the existing driveway with the intention of widening the available driveway.

3.0 SITE AND SURROUNDINGS:

- 3.1 The application dwelling is a detached, red brick dual pitched roofed bungalow. The property is the middle one of three large detached bungalows running south to north along the southern most 'cul-de sac' section of Half Mile. The area is residential in character.
- 3.2 All three of the detached bungalows (31-33 Half Mile) feature large front garden areas, with low boundary treatments defined by low stone / brick walling and reinforced by sporadic planting.
- 3.3 This section of Half Mile is somewhat secluded in comparison to the remaining street scene with access to 31-33 Half mile via a thin vehicular access road adjacent to number 29 Half Mile, such that the three dwellings are set away from the main street scene to the north.
- 3.4 The dwelling benefits from a large paved area in front of the existing garden, forming a long driveway to the highway. The bungalows to either side each have front extensions.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 There is no relevant planning history applicable to this site.

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 The proposal to extend at the front was the subject of a pre application discussion with the Head of Planning Services who advised that the extension would require planning permission, would have to be dealt with at a Plans Panel and appeared acceptable in principle given its context.

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 The proposal has been advertised by neighbour notification letter to 8 residential properties on 02.06.2010.

6.2 No representations have been received.

7.0 CONSULTATION RESPONSES:

7.1 The highways team were consulted on 07.06.2010. No objections.

8.0 PLANNING POLICIES:

8.1 National PPS1: 'Delivering Sustainable Development'

8.11 This document sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system.

8.2 Local Leeds Unitary Development Plan Policies

8.21 Policy GP5: refers to proposals resolving detailed planning considerations (access, landscaping, design etc), seeking to avoid problems of environmental intrusion, loss of amenity, danger to health or life, pollution and highway congestion, and to maximise highway safety. Should have regard for guidance contained in any framework or planning brief for the site or area.

8.22 Policy BD6 refers to the scale, form, materials and detailing of an extension's design in respect of the original building.

8.23 Policy T24 refers to parking guidelines for developments

9.0 MAIN ISSUES

- Design, character, detailing and materials
- Dominance / overshadowing
- Privacy
- Highway safety

10.0 APPRAISAL

10.1 Design, character, detailing and materials

10.2 The design and materials of the proposed single storey front extension are considered acceptable, as they are to match the original dwelling. The extension is subservient in format, with a significant step down from the roof ridge of the host property. The extension is considered to be of an appropriate scale and projection from the original house, being 3 metres in length with a retained 8.9 metres between the extended house and the public highway, such that the extension is not considered to break the existing pattern of development in the street scene.

- 10.3 In terms of design, the dual-pitched / front gable format of the extension is respectful of the host dwelling's existing features – namely the dual pitched roof of the host property and ornamental front gable above the front door. Furthermore, the street scene is comprised of single storey properties, with both immediate neighbours featuring single storey projections, forward of the front elevation of the dwelling and of similar appearance to that proposed here, albeit of greater height and scale than the extension under appraisal.
- 10.4 It is therefore considered that the proposal will not be out of keeping with the locality and will not be unduly detrimental to the character or appearance of the original dwelling or the present street-scene.

11.1 Dominance / overshadowing

- 11.2 The application site and both immediate neighbours are situated on a similar level on this section of Half Mile. The extension is situated some 14.5 metres away from the adjacent neighbour at 33 Half Mile and there is no adverse impact to this neighbour.
- 11.3 The proposed extension is set slightly in excess of two metres from the boundary with 31 Half Mile. 31 Half Mile has a lounge window to the front elevation closest to the front extension. The proposal satisfies the 45 degree code in respect of this neighbouring window and, being single storey, the extension is not considered to be over-dominant or significantly impact upon the residential amenity of this neighbour.
- 11.4 Furthermore, the extension being single storey and limited to a 3m projection will have little impact on overshadowing. No adverse harm is therefore predicted to the adjacent neighbour.

12.0 Privacy

- 12.1 No side facing windows are proposed as part of the scheme, and given the proximity of the proposed extension to the adjacent neighbour at 31 Half Mile, it is recommended that a condition be applied preventing the future insertion of windows to the northern elevation of the extension for the lifetime of the development (unless agreed in writing by the Local Planning Authority).
- 12.2 It is not considered necessary to recommend a condition in respect of the future insertion of windows to the southern elevation as the proposal retains some 14.5 metres to the southern boundary and this is considered to be insufficient proximity to overlook the adjacent neighbour at 33 Half Mile.

13.0 Highway safety

- 13.1 The proposal will not affect the current car parking provision at the property, as the existing integral garage will be retained. Additional car parking is also available off street to maintain two car parking spaces and so no adverse highway safety issues resulting from the proposal are foreseen.
- 13.2 The highways team were consulted on 07.06.2010 with no objections raised in respect of the proposal with 6 metres left in front of the garage left to park a second vehicle.

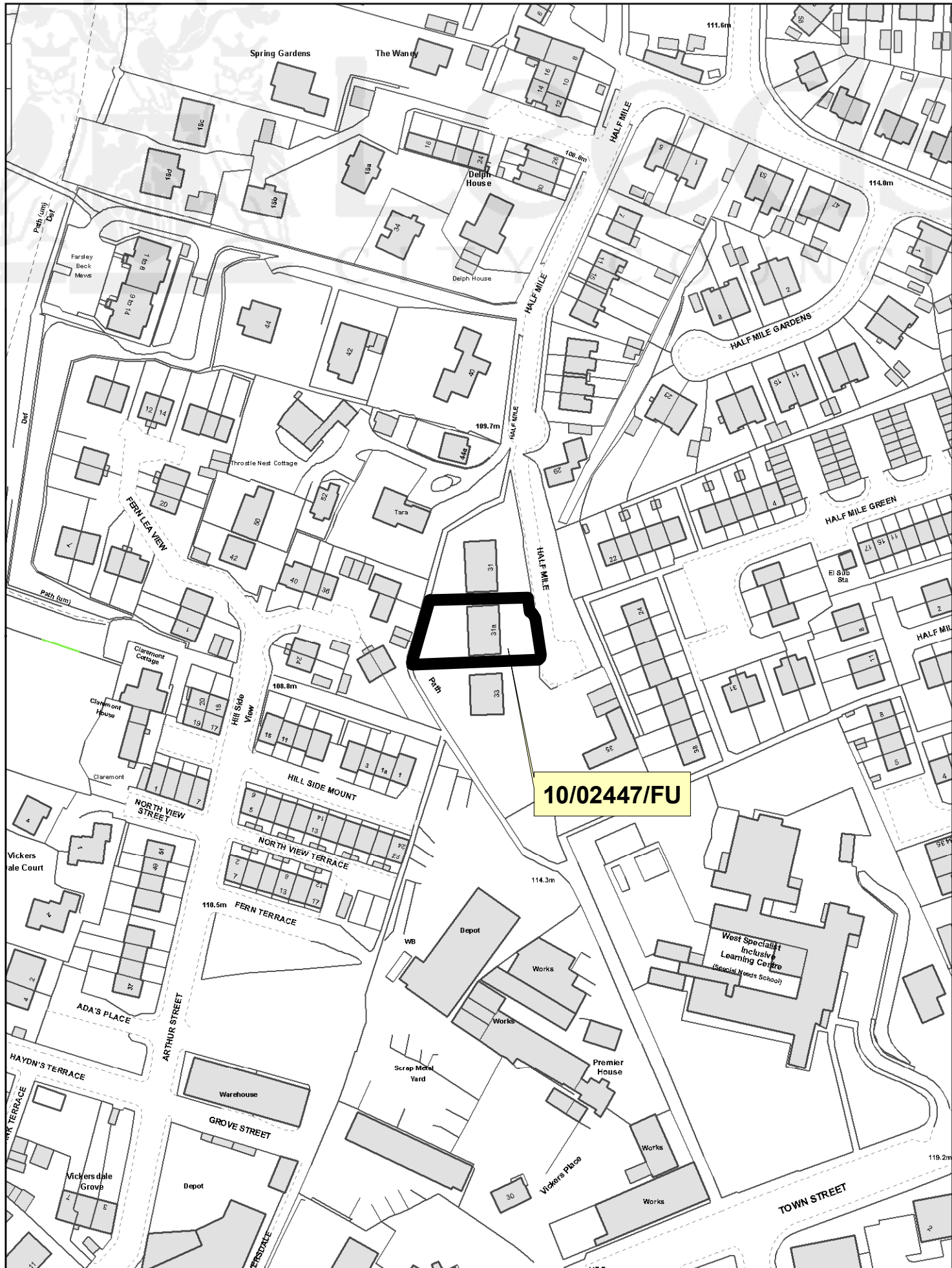
14.0 CONCLUSION

- 14.1 For the reasons outlined in the above report and taking into account all other material considerations it is recommended that planning permission should be approved, subject to conditions.

Background Papers:

SPG13 – ‘Neighbourhoods for Living’

Leeds City Council Street Design Guide



10/02447/FU

WEST PLANS PANEL

 Scale 1/1500