



Report of the Chief Planning Officer

PLANS PANEL WEST

Date: 12.08.2010

Subject: APPLICATION 10/02354/FU: Alterations to attached garage including new raised roof forming store above 11 Horton Rise Rodley, Leeds, LS13 1PH

APPLICANT
Mr G Barker

DATE VALID
02.06.2010

TARGET DATE
28.07.2010

Electoral Wards Affected:

Bramley & Stanningley

Y

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

GRANT planning permission, subject to the following conditions:

Conditions

- (i) Time limit: 3 years
- (ii) Plans to be approved
- (iii) Matching materials
- (iv) No insertion of windows
- (v) Retention of garage
- (vi) Justification

Reasons for approval: The extension is considered to be a proportionate addition and appropriately designed, it is not considered to have a detrimental impact on neighbouring residents or to produce any problems of highway safety. This application complies with policies BD6 and GP5 of the Leeds Unitary Development Plan Review 2006, having regard to all other material considerations, as such the application is considered acceptable.

1.0 INTRODUCTION

1.1 The application is brought to Plans Panel due to the objection of the local ward Councillor Ted Hanley who is in objection to the proposal on the basis that the alterations constitute an over-development of the application site.

2.0 PROPOSAL

2.1 The application relates to the simple raising of the roof form of the existing dual pitch-roofed side garage structure by 1.2 metres, facilitating a suitable floor to ceiling height within to create a room above the garage. No windows are proposed to either the front or rear elevation with two roof-light windows proposed to the new front roof plane and two to the rear. The applicant proposes the use of brick with concrete roof tiles to match the existing property.

3.0 SITE AND SURROUNDINGS:

- 3.1 The application relates to a brick faced detached property in Rodley. The dwelling features an attached side garage 6.2 metres in width which is single storey and features a dual pitched roof. The area is residential and is a small estate of detached and semi detached properties, often punctuated with side garages between. The estate features open property frontages with little formal boundary treatment other than occasional planting.
- 3.2 The host dwelling itself is the last of a row of four detached dwellings, occupying a corner plot which results in the host dwelling sitting within an application site 15 metres in width. The property benefits from an enclosed rear garden area bordered by fencing with a steep incline towards the rear of the application site, a level change which is also a feature of the adjacent neighbour at 9 Horton Rise. The rear garden areas of 9 & 11 Horton Rise run parallel to one another.
- 3.3 As a result of the format of the estate there is no immediately adjacent neighbour to the North-West with a highway forming a break between the host and number 15 Horton Rise. The neighbour most directly affected by the proposal is the adjacent detached dwelling at 9 Horton Rise, with the side gable end of this property directly parallel to the outer elevation of the existing garage of number 11 Horton Rise with one metre separating the side elevation of 9 Horton Rise from the host garage's outer elevation.

4.0 RELEVANT PLANNING HISTORY:

Planning Applications

None

Appeals

None

Enforcement Cases

None

5.0 HISTORY OF NEGOTIATIONS:

5.1 Application process – June 2010 – July 2010

Following the site visit for the application, objections were received from adjacent neighbours. As a result of this, a second site visit was performed by the Principal Planner for Householder West. Following an officer recommendation of approval, the occupant of number 9 Horton Rise met with the officer dealing and further outlined their concern with the development as proposed. The ward member, Councillor Ted Hanley was consulted as it became known that he objected to the proposal having made an assessment and site visit on behalf of 9 Horton Rise. The ward member then confirmed his concerns regarding over-development and given the officer recommendation to approve, referred the matter to the plans panel.

6.0 PUBLIC/LOCAL RESPONSE:

6.1 3 letters of objection have been received from the general public and one letter of objection from Councillor Ted Hanley has also been received.

7.0 CONSULTATIONS RESPONSES:

No internal or external consultations were performed during the application process.

8.0 PLANNING POLICIES:

Policy GP5 of the Leeds Unitary Development Plan (Review) 2006

Seeks to ensure that development proposals resolve detailed planning considerations, including amenity.

Policy BD6 of the Leeds Unitary Development Plan (Review) 2006

All alterations and extensions should respect the scale, form, detailing and materials of the original building.

Policy T2 of the Leeds Unitary Development Plan (Review) 2006

Refers to the need for an appropriate level of off street parking provision.

Planning Policy Statement 1

Delivering Sustainable Development (PPS1) sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system.

SPG 13 – 'Neighbourhoods for Living'

Supplementary planning guidance related to residential design in Leeds.

9.0 MAIN ISSUES

Streetscene/design and character
Quantity of development / private amenity space
Privacy / Noise
Overshadowing/Dominance
Parking provision/Highway Safety
Representations

10.0 APPRAISAL

10.1 Streetscene / design and character

The proposal would involve the creation of the largest single dwelling within the local street scene, however the host dwelling sits within an area where there is no one prevailing property type in terms of scale and form, with a mixture of mainly detached and semi detached properties in the street scene. The alterations involve a simple raising of the roof height of the existing garage by 1.2 metres and this results in a cumulative property width the same as exists today, but with an increase in the height of the garage structure to 5.5 metres.

However the character of the surrounding area is that of mainly detached properties which almost fill the width of their respective curtilages when one includes the massing of garages to the side of houses. Further to this, the street scene does not feature one single prevailing format of garage - whether that be in terms of the direction of their roof ridge or their ridge height and this creates subtle variances in the street scene helping to bring character to what is an estate with very modern characteristics such as a consistency in detailing/materials and only limited spaces between dwellings.

Given the proposed uniformity in terms of materials the extension is not considered to produce development which would be discordant in appearance. Rather despite its single instance status within the area, the extended form of the side garage would retain it's subordinate nature, which is aided by the retention of the existing garage's set back from the front gable of the property (which is considered to be the property's most prevalent visual feature).

Given the lack of consistent formatting of properties in the area the introduction of additional height where a visual gap is retained at first floor level between the host and neighbour (which *is* a consistent theme throughout the estate) is not considered to be of harm to the street scene. The scale and form of the garage, is considered to remain subordinate in appearance to a house which sits within a wide plot with no proposed additional forward or rear projection that might be considered uncharacteristic.

10.2 Quantity of development / private amenity space / parking

It has been noted that the result of the proposed works to the property would be an enlarged dwelling with a footprint of significant scale and an increased number of bedrooms. SPG - 13 'Neighbourhoods for Living suggests that a proportionate level of amenity space for a residential property is the retention of 2/3 of the floor space of the house to be retained as private garden area. The extended property achieves this ratio, with all the existing garden space retained at approximately 220 square metres.

The proposal would also involve the retention of the existing integral garage which may be controlled by condition in the event of an approval. The application also includes the production of two off street car parking spaces to the front of the property which is in line with policy / guidance for an enlargement such as that proposed. The proposed alterations are therefore not considered to be detrimental to pedestrian or highway safety.

10.3 Privacy / noise

The proposal is not considered to be harmful to the residential amenity of number 9 Horton Rise through an increased capability to overlook. No windows are proposed to the rear elevation of the property and this matter may be controlled by condition in the event of an approval. The proposed roof-light windows do not afford a viewpoint of the rear garden space of number 9 Horton Rise that would allow for a comfortable viewpoint of this neighbour's rear amenity space. It is noted that both the application site and that of 9 Horton Rise feature a sharp incline in levels towards the South West. However, in the same respect any viewpoint achieved of this raised area from the rear roof-light windows would only be considered in parity to the viewpoint available to the applicant of 9 Horton Rise who may presently view into the rear of the application site from this raised position.

The positioning of a habitable room in proximity to the outer wall of the neighbour is not considered a sufficient reason to preclude development, on the basis that there is an existing room at ground floor level in proximity to the outer wall of 9 Horton Rise. This level of proximity is common place within modern housing environments and given the detached nature of the two dwellings, there is not considered to be any potential harmful impact in terms of noise.

10.4 Overshadowing / dominance

The proposal involves an additional level of massing in a parallel position to the rear elevation of the adjacent neighbour. As such, without a new rear projection of built form, the proposal is not considered to be overbearing in respect of the neighbour's private amenity space, which runs parallel to that of the application site.

The proposal is not considered to induce harm through the loss of light to the private amenity space of the adjacent neighbour at number 9 Horton Rise. The existing garage structure is due north of the south eastern set neighbour, such that any additional shadow cast would be towards the front of the two properties. Shadow path calculations have been performed during the application process and have indicated no additional shadowing to the rear of the dwelling, with only a nominal increase in shadowing towards the front garden space, which is not considered harmful.

10.5 Representations

There have been 3 letters of objection received from the general public, a letter of objection has also been received from Councillor Ted Hanley.

The letters raise the following concerns:

- i) The application proposes a large scale increase to the existing dwelling / impact upon the character of the host property and surrounding area
- ii) An increase in noise from the development / proximity of development to adjacent property.
- iii) Noise from build.
- iv) Loss of light.
- v) Overdevelopment.
- vi) Impact in respect of on-street parking levels.
- vii) Incorrect labelling of room on plan

In response:

With respect to point (iii), this is not a material consideration of the planning application.

With respect to point (vi), the proposal is measured upon what is actually applied for and stated on plan, but also appraised with the knowledge that the applicant would be free to convert this room into a habitable room without the requirement for planning permission. The proposal has therefore been addressed on the basis that the room may become an additional bedroom in future.

The remaining issues above have been addressed within the appraisal.

11.0 CONCLUSION

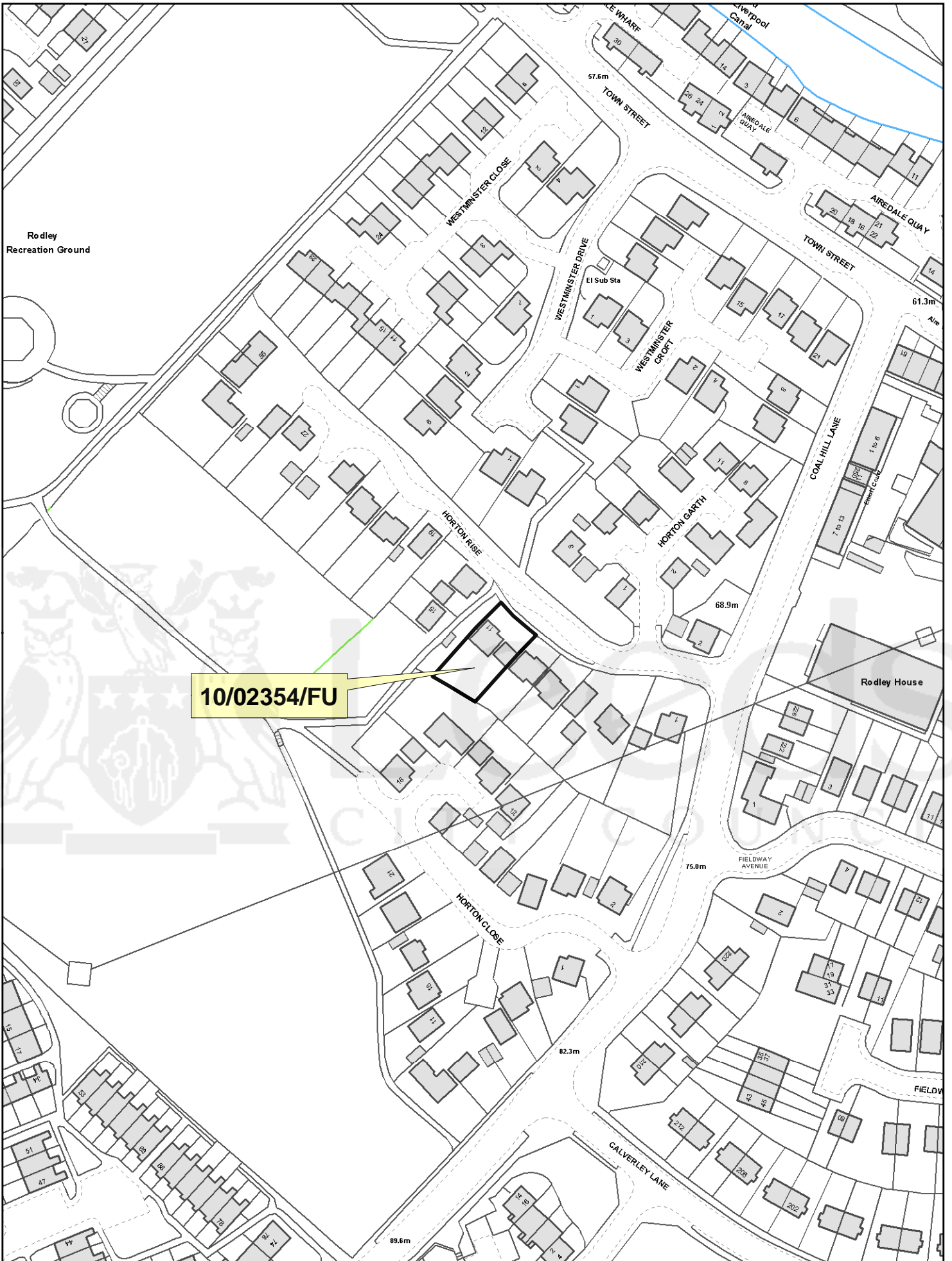
- 11.1 For the reasons outlined in the above report and taking into account all other material considerations it is recommended that planning permission should be approved subject to the aforementioned conditions.

Background Papers:

Application file 10/02354/FU

Spg13 – 'Neighbourhoods for Living'

Email from Councillor Ted Hanley, dated 30.06.2010



10/02354/FU

WEST PLANS PANEL

