



Leeds
CITY COUNCIL

Originator: D Newbury

Tel:0113 222 4409

Report of the Chief Planning Officer

PLANS PANEL EAST

Date: 30th September 2010

Subject: APPLICATION 10/02814/FU – Part two storey part single storey front side and rear extension (Dormer window to rear is permitted development) at 41A Stainburn Crescent, Moortown, LS17 6NE.

APPLICANT
Mr S Yousaf

DATE VALID
18.06.2010

TARGET DATE
13.08.2010

Electoral Wards Affected:
Moortown

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:
REFUSE PERMISSION for the following reasons:

1. The Local Planning Authority considers that the proposed development by reason of its scale, size, design and siting results in inappropriate, overly large and dominant feature that will harm the host dwelling, relationship between the house and adjoining property and in turn the amenity of the neighbouring residents. As such it is contrary to Policies GP5 & BD6 of the Leeds Unitary Development Plan (Review 2006) as well as guidance contained in Planning Policy Statement 1 - Delivering Sustainable Development.

1.0 INTRODUCTION:

1.1 The application was deferred from the previous meeting (2nd September) in order for a site visit to take place. It is being presented to Panel for determination at the request of Councillor Lancaster due the scale of the extensions applied for and the need to assess its impact on the character of the locality and that “the family say they were given misinformation and this will give all an opportunity to have their say including residents who oppose the application”.

2.0 PROPOSAL:

- 2.1 The application is for a part lower ground, part ground floor extension at the front, side and rear. This includes a porch (projecting 1.6m) at the front that links to a side extension projecting 1.7m with a lean to roof that measures 3.9m at its highest point. At the rear the extension is in three distinct parts, the lower ground section projects 4.5m and is 0.4m away from the shared boundary. The extension is 8.05m in width with the ground floor section sitting above this. Nearest the side boundary with the adjoining property the ground floor section (dining room) projects 3m. This increases to 4.5m after it is set 4.5m away from the boundary to create a new kitchen. This section is 0.75m away from the opposite side boundary.
- 2.2 The rear dormer window can be constructed under Permitted Development and will not form part of this report.
- 2.3 The original plans contained two mistakes on the elevations and revisions have now been received to correct these.

3.0 SITE AND SURROUNDINGS:

- 3.1 The application site relates to a semi-detached property set on a street of similar houses in terms of size, style and design. Built using brick and concrete tiles the house has a simple form with few features. The site is set near the Gledhow valley and consequently it slopes sharply downwards towards the rear and the front of the property is higher than the rear elevation. When viewed in the garden a lower ground floor is visible and this leads to a raised patio area. To the side of this is a 1.8m high fence separated the property with the adjoining house. On the opposite side steps lead to a raised area set at the end of the driveway, a neighbouring garage adjoins this.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 09/02485/FU - Part three storey, part single storey front, side and rear extension Dormer window is Permitted Development (withdrawn).

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 The original application submitted including a three storey rear extension, side extension and dormer window and was withdrawn in August 2009 as it could not be supported. Proposals for a smaller scheme, removing the first floor section and reducing the mass at the rear were discussed with the agent at this time although no resubmission was received.
- 5.2 The new application considered here, omits the first floor element with just the lower ground and ground floor being extended. The ground floor section still caused concerns from Officers and a reduction was considered necessary to reduce its impact. The applicant believes he has already reduced the scheme in line previous requests and it is for this reason that Cllr. Lancaster has asked that the application be presented to Panel for determination.

6.0 PUBLIC/LOCAL RESPONSE:

6.1 The application has been advertised through individual letters to neighbours.

6.2 Objections have been received from five local residents, the main concerns are summarised below:

- The mass of the side extension will be overbearing
- The front section extends beyond the building line and will impact on light
- Side extension will reduce space for refuse bins
- Rear extension is out of character and the mass would be overbearing on neighbours, resulting in overshadowing / dominance / loss of privacy.
- Issues with parking
- Will impact on existing drainage
- Will set a dangerous precedent
- Could lead to a further application for first floor development
- Disturbance during works.

6.3 Further objections were made to the proposed dormer window but as this does not require planning permission these will not be considered in this report.

7.0 CONSULTATIONS RESPONSES:

7.1 None.

8.0 PLANNING POLICIES:

8.1 Local – Leeds Unitary Development Plan (Review 2006) Policies:

GP5: Gives advice in relation to new development stating this should not have a detrimental impact on amenity.

BD6: Gives advice in relation to extensions to residential properties which states that extensions should respect the scale, form, detailing and materials of the original building.

8.2 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 and required new development to be of a high standard of design.

9.0 MAIN ISSUES

- Townscape / Design and Character.
- Privacy.
- Overshadowing/Over dominance.
- Highways
- Local objections.

10.0 APPRAISAL

Townscape / Design and Character

- 10.1 The dwelling is surrounded by similar houses and some uniformity exists along the street, though the houses do differ in terms of having either hipped or gabled roofs. The porch and side extension is the only part of the development visible from the highway with the larger sections hidden from view at the rear. The pitched roof of the porch is out of character with the gabled roof of the host, further emphasised by the ridge of this section being slightly off centre rather than level with the side wall. It has been designed this way in order to join with the side extension and results in this wrapping around the main dwelling. Having a side extension projecting beyond the front elevation creates an incongruous addition with no other examples visible in the immediate streetscene.
- 10.2 At the rear the design of the extension also causes concern. The property is set on a steep slope and this has resulted in the basement area being level with the garden. This 'lower ground floor' means that any single storey extension like the one proposed here has the mass of a full two storey proposal. When viewed at the rear the extension appears dominant and the different sections appear to contrast with the simple form of the original dwelling. The fenestration also becomes unbalanced as the new side extension has resulted in the windows moving across towards the driveway. It is clear that the alterations are designed to maximise internal space and this has led to the external frame being disproportionate and incongruous with the host dwelling.

Privacy

- 10.5 The two side facing windows are for a utility room and w.c. and consequently could be conditioned to be obscure glazed to protect neighbouring privacy. The other windows face on to the applicant's own garden and although there is more glazing in the rear elevation than previously, the positioning of these windows provides no greater views of the neighbouring garden than already exists on site.

Overshadowing / Over dominance

- 10.6 As discussed above the extension consists of a 'lower ground' and 'ground' floor. When viewed from the rear this is a two storey extension and needs to be considered as such in terms of its impact. It is clear that the mass of this addition so close to the shared boundary with 41 Stainburn Crescent will have a serious impact in terms of dominance and overshadowing. The impact is made even more harmful due to the siting of the site, the adjoining property is set directly to the North meaning any development will result in high levels of overshadowing throughout the day and both the garden area and rear facing windows will be affected. Guidance for first floor extensions usually prohibits any development with a projection over 1m and the 3m proposed here will clearly cause harm to neighbouring amenity.
- 10.7 On the opposite side the ground level is already raised for the driveway and due to this as well as to the position of the neighbouring garage the projection on this side is not considered to harm residential amenity. Also, 43 Stainburn Crescent is set to south preventing any overshadowing.

Highways

- 10.7 The side extension will reduce to amount of parking available on site as the drive will no longer be wide enough for cars. However, the front garden has been paved for additional parking and this can accommodate at least two cars. On balance the parking provision on site is acceptable for a domestic dwelling.

Local Objections

- 10.8 The objections relate mainly to the size of the extensions, as well as the impact it will have on the surrounding properties including highway safety and these issues have been discussed in this appraisal. Noise and disturbance during works is an issue with all development, drainage issues on domestic properties is a civil issue between neighbours and not a reason in itself to refuse planning permission.

11.0 CONCLUSION

- 11.1 The extension is a disproportionate addition to the dwelling that will harm the streetscene, host dwelling and neighbouring amenity and planning permission should be refused.

12.0 Background Papers:

- 12.1 Application and history files.
Certificate A signed by the applicant declaring that all land is owned by applicant.

10/02814

Please note these drawings are for Planning and Building Regulation purposes only.

NOTE: The contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before works commence.

All drawings must be read with and checked against any structural or other specialist drawings provided. All works to comply with British Standards, Codes of Practice, current Building Regulations and carried out to the satisfaction of Building Inspector. All materials to comply with the relevant British Standards

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Client:
MR S YOUSAF

Project:
PROPOSED ALTERATIONS & EXTENSION AT
41A STAINBURN CRESCENT LEEDS LS17
5AT

Drawing:
EXISTING & PROPOSED FLOOR PLANS AND
ELEVATIONS

Scale: 1:50 & 1:100 Drawing No:
Date: APRIL 2009 1597/01A

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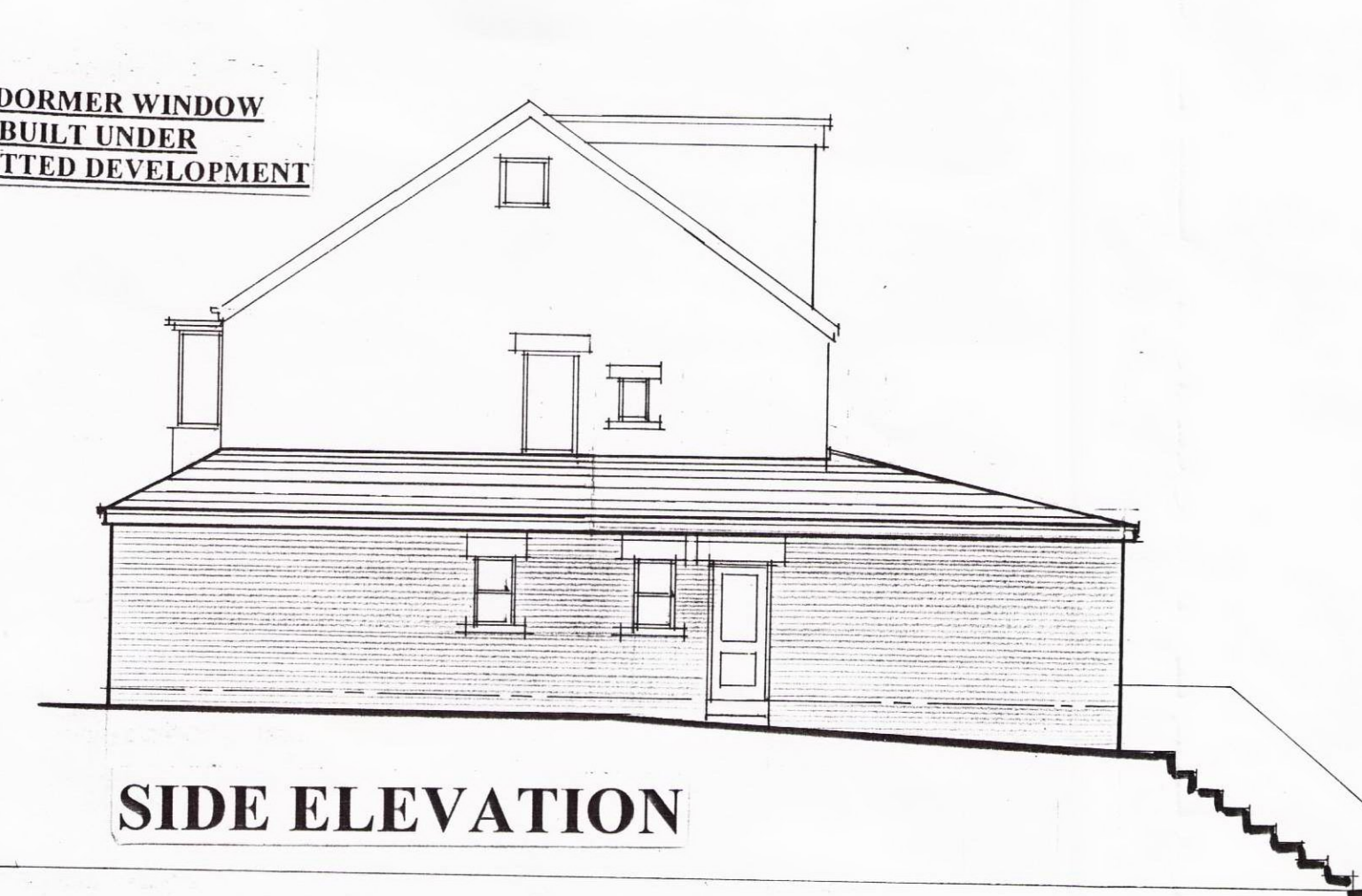
NOTE:
REAR DORMER WINDOW
TO BE BUILT UNDER
PERMITTED DEVELOPMENT



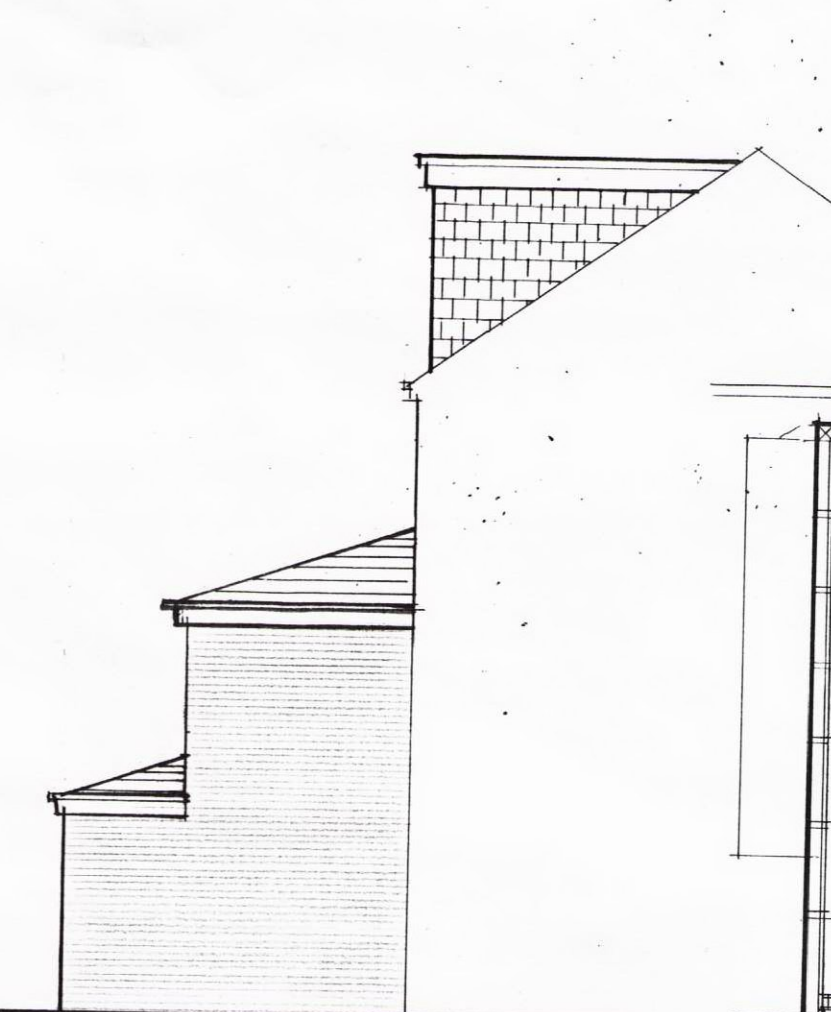
REAR ELEVATION



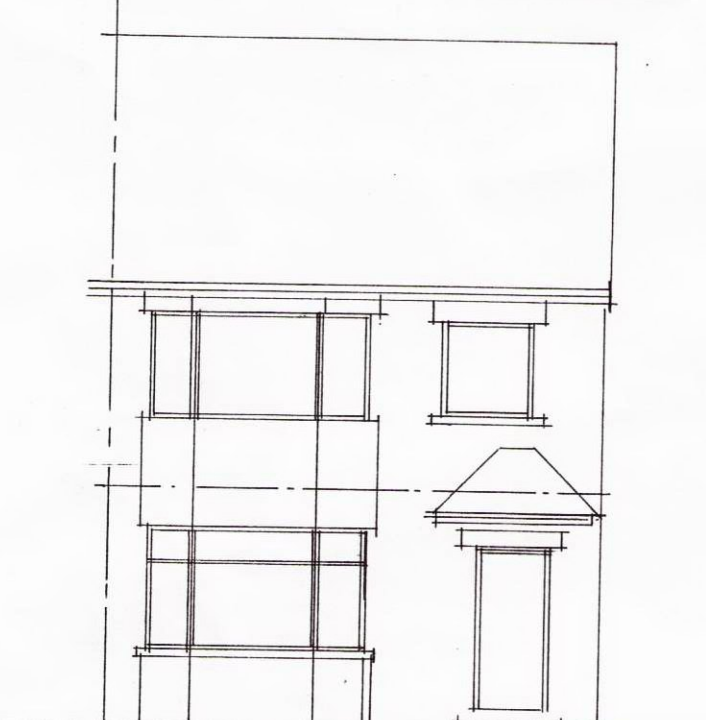
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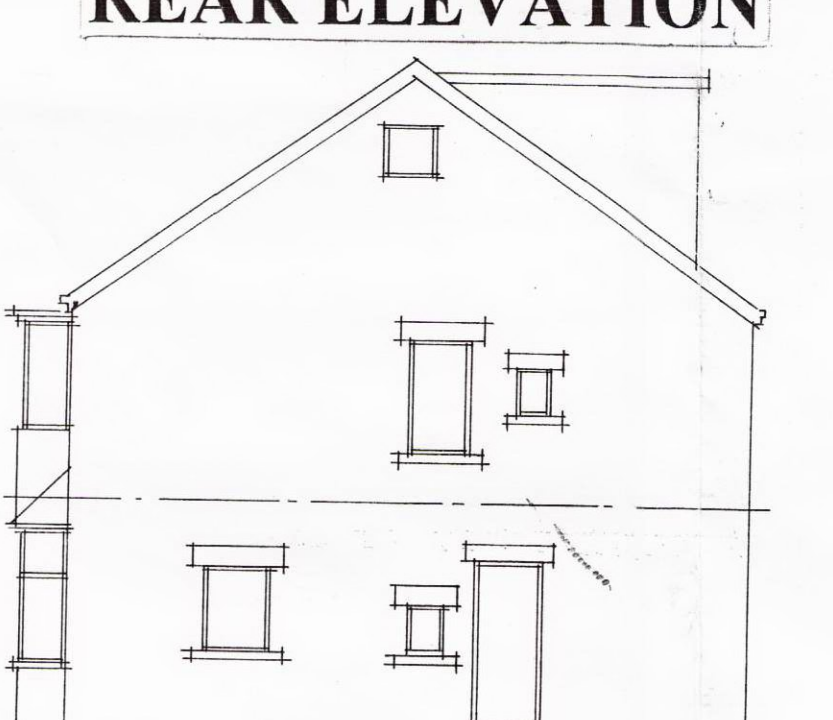
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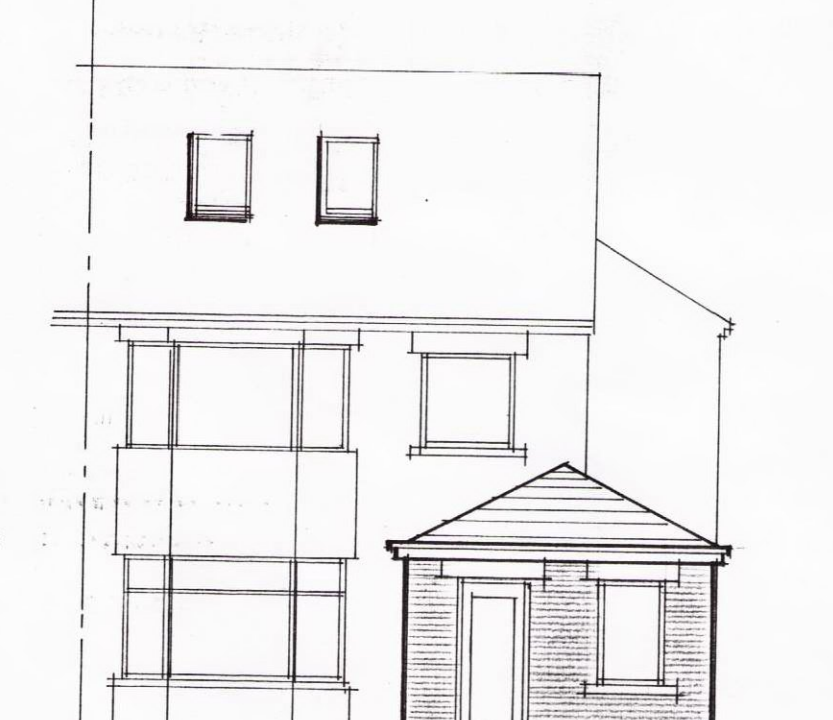
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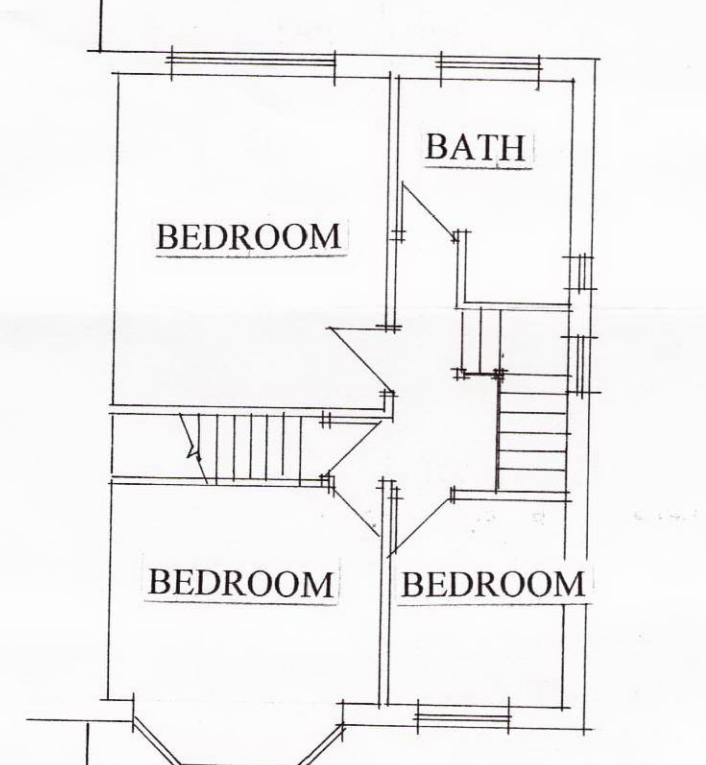
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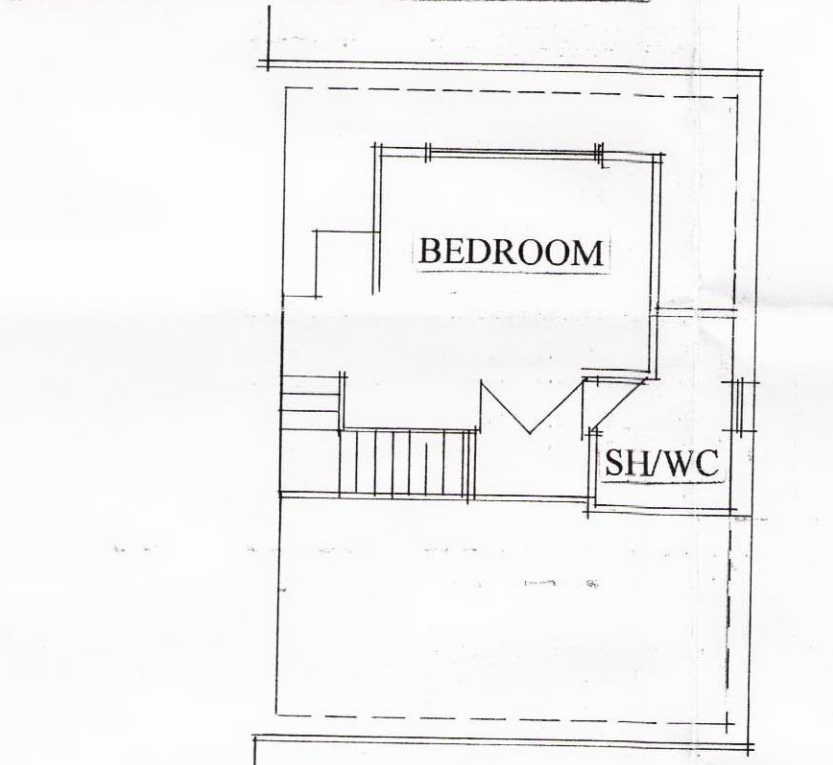
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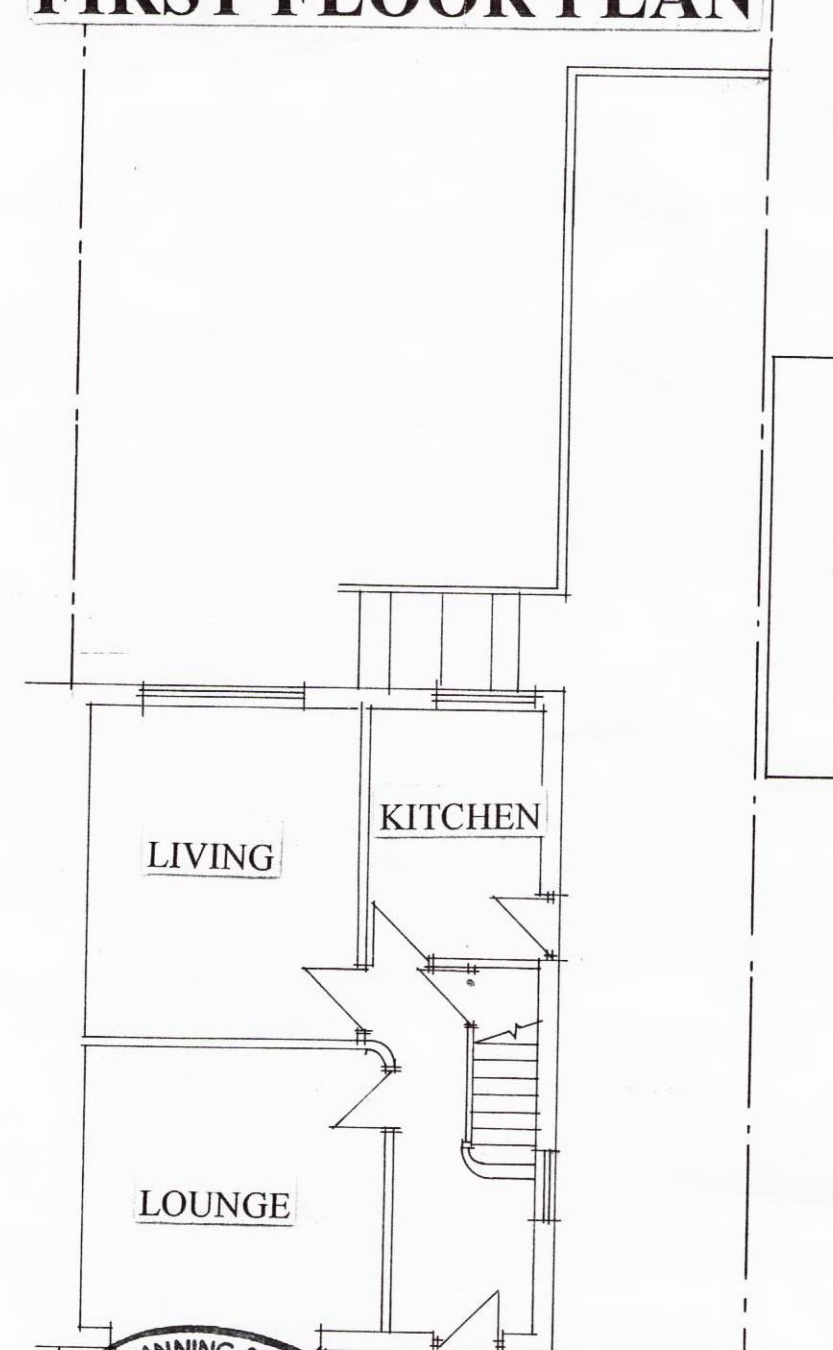
FRONT ELEVATION



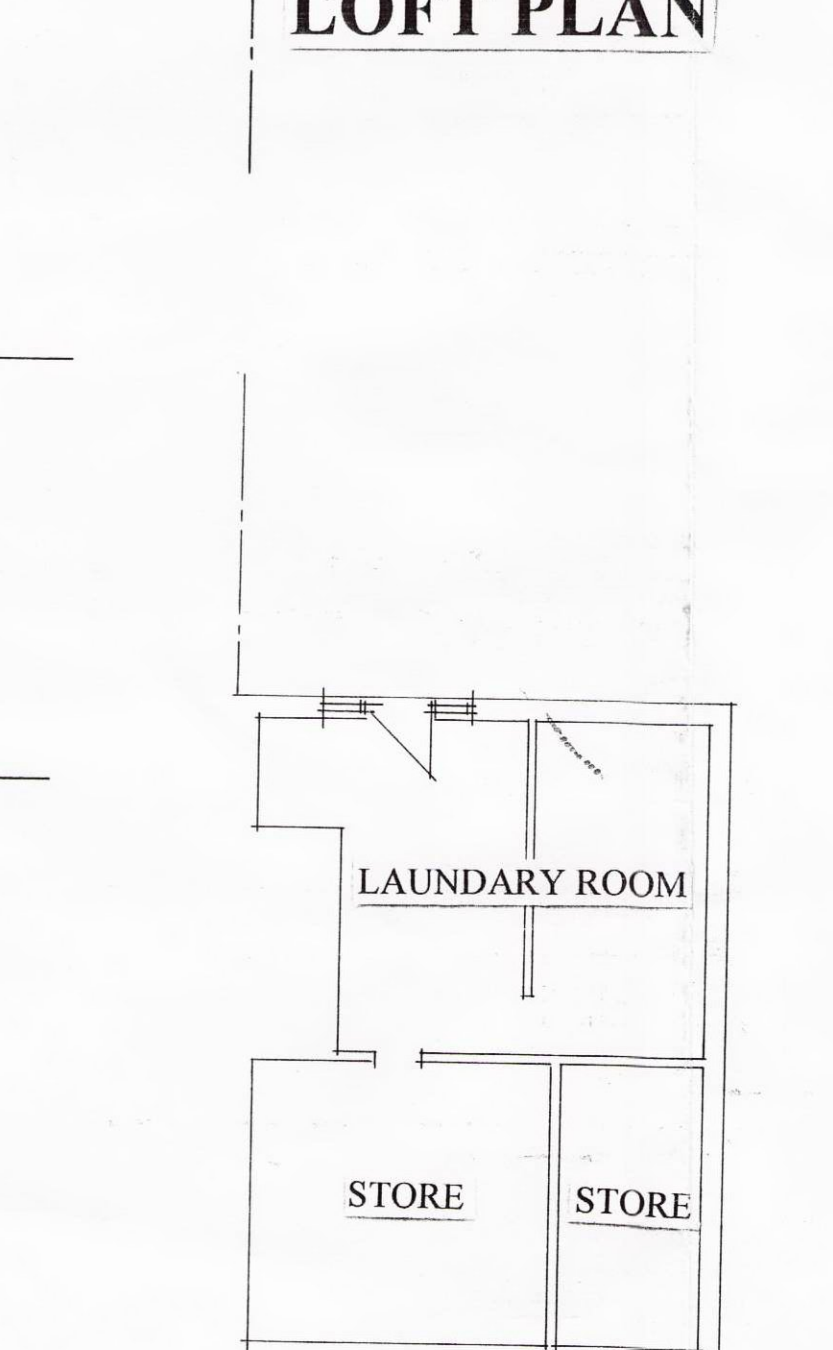
FIRST FLOOR PLAN



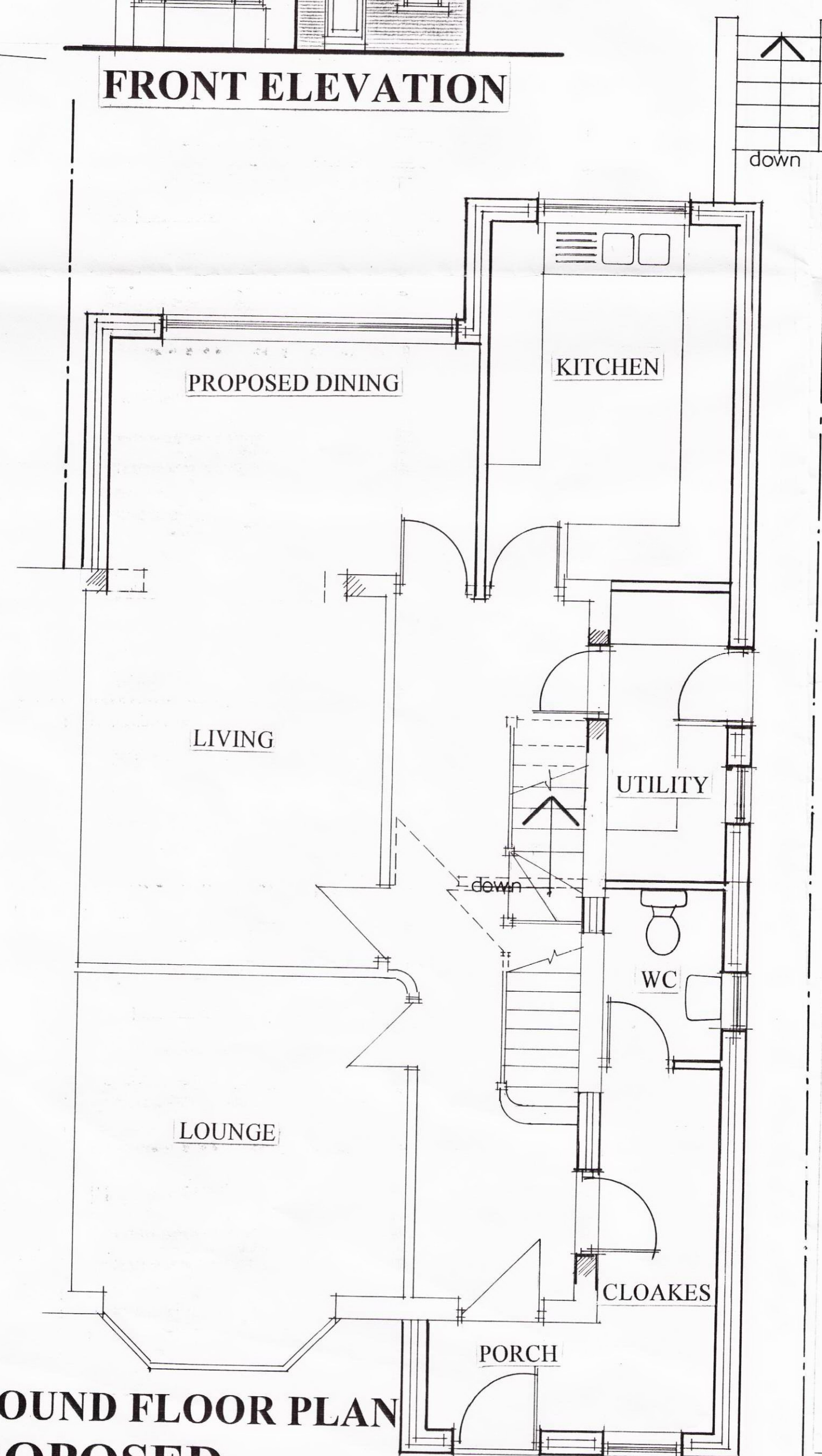
LOFT PLAN



GROUND FLOOR PLAN
EXISTING



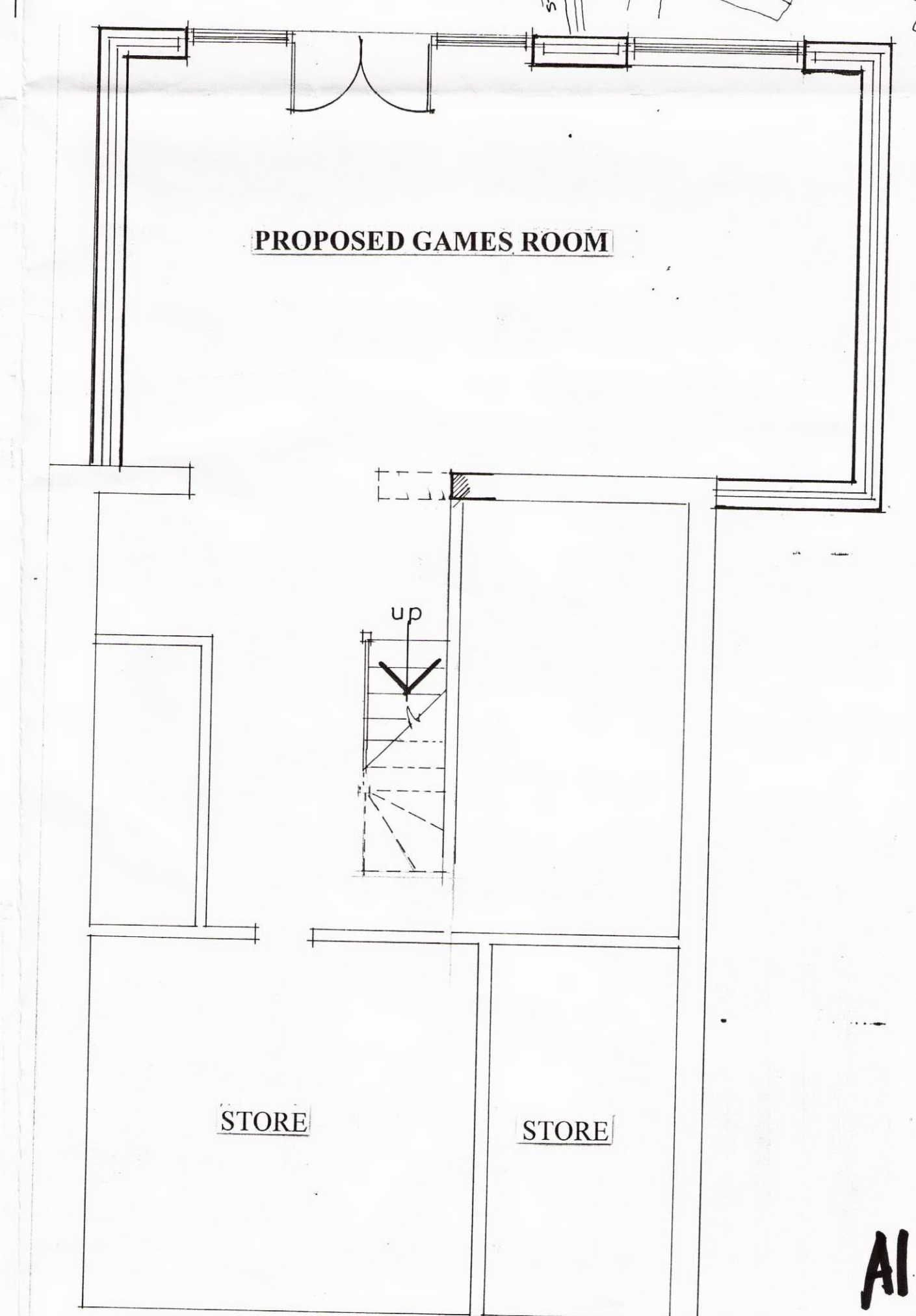
LOWER GROUND FLOOR
FLOOR



GROUND FLOOR PLAN
PROPOSED

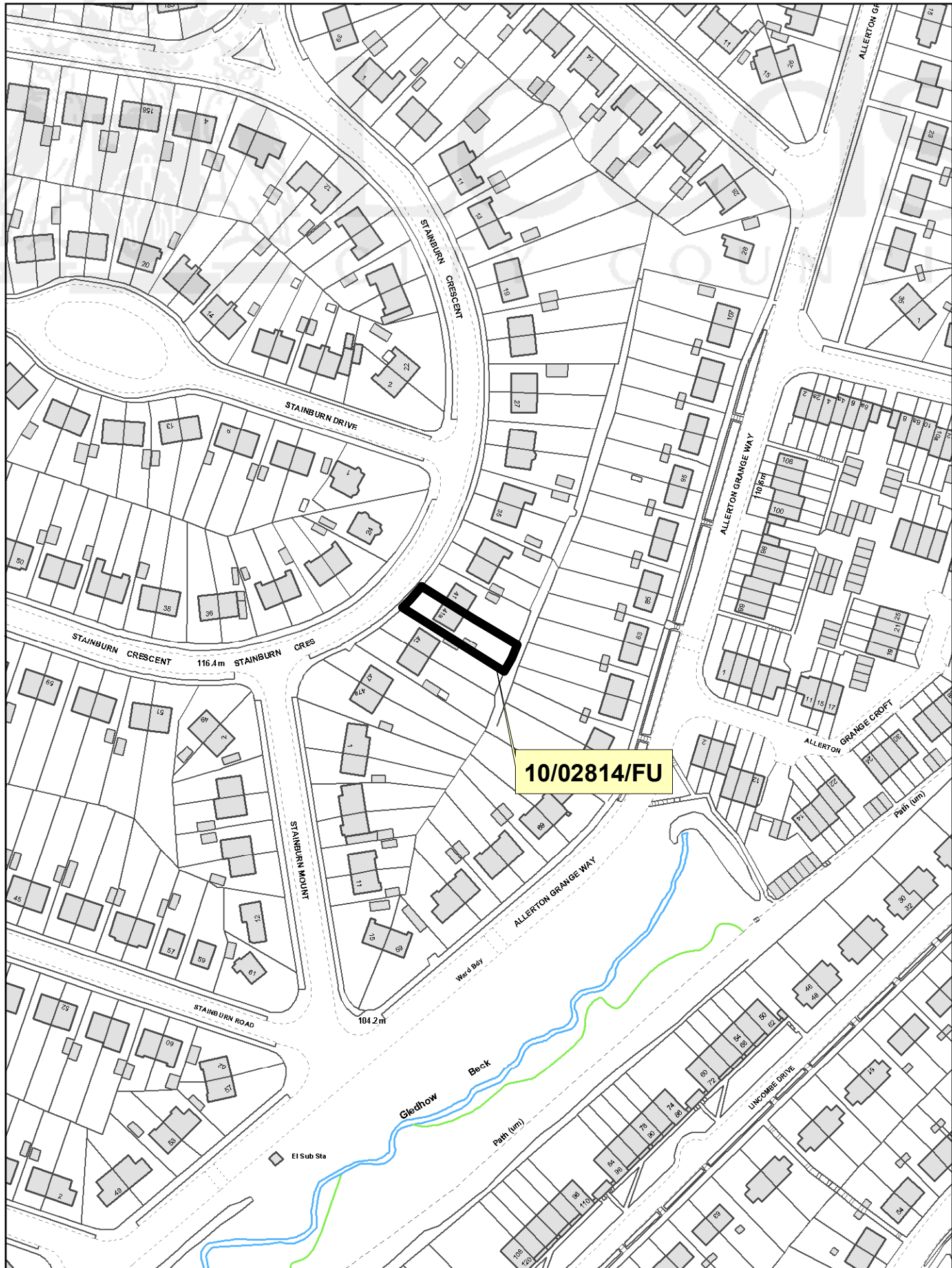


LOFT PLAN



LOWER GROUND FLOOR

AI



EAST PLANS PANEL

