



Report of the Chief Planning Officer

PLANS PANEL EAST

Date: 30th September 2010

**Subject: APPLICATION 10/02503/FU – Single storey side extension at 10 The Paddock,
Thorner, Leeds, LS14 3JB**

APPLICANT

Mr & Mrs N Patterson

DATE VALID

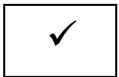
14 June 2010

TARGET DATE

9 August 2010

Electoral Wards Affected:

Harewood



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

Conditions

1. Time limit on full permission : 3 years
2. Development to be carried out in accordance with the approved plans
3. Roof ridge to be no higher
4. Materials to match existing
5. Retention of driveway as parking
6. Protect and retain north east side Beech hedge

Reasons for approval:

The extension is considered to be a sympathetic addition which will not have a negative impact on the host, the neighbouring residents or the wider conservation area. This application complies with Policies BD6. GP5 and N19 of the Leeds Unitary Development Plan Review 2006, having regard to all material considerations, as such the application is considered acceptable.

1.0 INTRODUCTION:

- 1.1 The application is brought to Plans Panel at the request of Councillor Ann Castle due to objections raised to the scheme by the Parish Council and the local residents and due to controversy over the development of a similar extension at the next door property (9 The Paddock).

2.0 PROPOSAL:

- 2.1 The applicant seeks planning permission for a single storey side extension. This replaces an existing single storey side extension which has a flat roof. The extension will measure 6.0m in width, 12.8m in length and will have a gabled roof which measures 5.5m in height to its ridge. Windows will be present to the front and side as well as patio doors in the rear elevation. The extension will create a new kitchen, a single garage, lounge and an en-suite.
- 2.2 The proposal also includes accommodation within the roof space of the existing house. This falls within permitted development and as such forms no part of the following appraisal.

3.0 SITE AND SURROUNDINGS:

- 3.1 The application relates to a detached, single storey chalet-style dwelling located within a residential area. The host is constructed of dressed stone set in irregular courses. Vertical timber boarding decorates the upper portions of the front gable and porch gable. Its windows are upvc. The property is one of two similarly designed dwellings, with number 9 The Paddock forming its mirrored twin, although alterations and extensions over the years have subtly changed the appearance of each dwelling. In 2009, 9 The Paddock constructed an extension similar to that proposed. The host dwelling is set a little behind the building line created by 9 The Paddock.
- 3.2 The host is set back from the highway and has a porch to the front, a flat roof garage to the side, a upvc dormer window in the north-east roof slope and a modest single storey extension to the rear. The boundary treatment along the party boundary with No. 9 The Paddock is a mix of 0.5m high stone wall, approximately 1.8m high hedge and (at the rear of the property) 2.0m high wooden fence. The rear boundary is staggered and consists of a stone wall over 2.0m high as well as the rear elevation/wall of the garage understood to be in the ownership of 39 Main Street. The area is residential in character.
- 3.3 The property is part of a small cul-de-sac development which is set to the rear of Main Street and is accessed along Butts Garth, a small highway which leads past the old village green and through part of the old core of the village. The dwellings within the vicinity of the application site vary in terms of size, style and design. To the south of the application site there are a number of terraced properties that back onto The Paddock. These are predominantly of coursed stone and timber cladding construction with concrete tiled roofs and their garages front the highway. To the north the historic two storey dwellings of Main Street provide what at first glance seems to be an unbroken architectural barrier, whilst to the south-east of the site, the dwellings around the old village green are substantial, detached dwellings set in modest plots. The property is located within the village's conservation area.
- 3.4 Thorner village itself is a small residential settlement within a semi-rural location to the north-east of Leeds. Its conservation area defines the area of the village

considered to be of special architectural or historic interest. The host dwelling and other dwellings to The Paddock are later infill development and do not have the same sensitivity as the historic core; the conservation area appraisal does not mark the properties as positive structures.

4.0 RELEVANT PLANNING HISTORY:

33/274/01/FU – Two storey side and front extension. Refused 21.2.2002.

5.0 HISTORY OF NEGOTIATIONS:

5.1 Revisions have been requested to reduce the height and massing of the roof so that the scheme is similar in height to that of the neighbouring property.

6.0 PUBLIC/LOCAL RESPONSE:

6.1 In response to the neighbour notification letters and site notices twelve objection letters and a petition containing nine signatures have been received. These relate to 8 individual properties and the Parish Council. The properties in question are numbers 2, 3, 4, 5, 6, 7 and 8 The Paddock and 39 Main Street.

6.2 The objections which have been received from 2, 4, 5, 6 and 8 The Paddock, as well as the petition (which includes number 7 The Paddock) are very similar submissions and raise concerns in respect of:

- the impact of the proposal upon the character and appearance of the conservation area;
- the impact of the proposal upon the character and appearance of the streetscene;
- the impact of the proposal upon the character and appearance of the dwelling;
- parking.

6.3 The occupants of 3 The Paddock have raised concerns regarding:

- the impact of the proposal upon the character and appearance of the streetscene;
- the potential subdivision of the dwelling.

6.4 The occupants of 39 Main Street raise concerns regarding:

- the impact of the proposal upon the character and appearance of the conservation area;
- the impact of the proposal upon the character and appearance of the streetscene;
- the impact of the proposal upon the character and appearance of the dwelling;
- potential odour from a flue.

6.5 The Parish Council raise concerns regarding:

- the impact of the proposal upon the character and appearance of the conservation area;
- previously refused planning applications;
- the potential subdivision of the dwelling.

6.6 Following reconsultation on the revised plans, most objectors have re-iterated their concerns. No new issues have been raised.

7.0 CONSULTATIONS RESPONSES:

None

8.0 PLANNING POLICIES:

National Policy:

PPS 1: Delivering Sustainable Development

PPS5: Planning for the Historic Environment

Unitary Development Plan (Review 2006) Policies:

Policy GP5: General planning considerations

Policy BD6: General planning considerations

Policy N19: Development in conservation areas

Thorner Conservation Area Appraisal and Management Plan (approved as a material planning consideration January 2009).

This document outlines the special architectural and historical interest of Thorner. Historical, spatial, and character analysis are provided within the document.

Village Design Statement (unadopted – draft for public consultation)

This document seeks to establish the qualities and characteristics which local people value in their community. Like the conservation area appraisal it contains analysis of the spatial characteristics of the village broken down into sub-areas. The host dwelling is sited within CA1, which notes “gaps between dwelling vary and provide interesting views between buildings.”

9.0 MAIN ISSUES

- 9.1 Conservation Area/Design and Character
 - Neighbour Amenity
 - Parking
 - Representations

10.0 APPRAISAL

Conservation Area

- 10.1. As noted above the property is located within the Thorner Conservation Area. Policy N19 states that all buildings and extensions within a Conservation Area should preserve or enhance the appearance of that area with particular attention being paid to the scale and design of structures, including the roofscape, and also the proposed materials. Further information regarding the character of this part of Thorner is provided within the conservation area appraisal. The host dwelling is located within character area 1 – Main Street and Back Lanes. In the list of predominant characteristics it is noted that “Main Street has little space between structures”, a statement which reaffirms the general appearance of Main street as an “unbroken architectural barrier”.
- 10.2 The extension itself largely replaces the existing single storey flat roof extension and flat roof dormer to the side of the dwelling. The extension is marginally wider than the existing, however its proportions remain appropriate in comparison to the existing dwelling. Space is also retained to each side of the dwelling and the property will not dominate its plot. Furthermore the loss of the flat roof extension and flat roof dormer

and its replacement with a pitched roof extension is considered to be of significant visual benefit to the character and appearance of the host dwelling, immediate streetscene and wider conservation area. There were initial concerns regarding the height of the proposed extension roof in comparison to the existing side extension at number 9 The Paddock. The roof of the neighbouring extension has been measured on site by the agent and is 5.5m. Although this is marginally higher than was approved, it appears that there many have been inaccuracies on the plans for 9 The Paddock, and the key dimension (the set down from the ridge) appears accurate. The proposed roof of the extension currently scales off at 5.55m. A condition will be imposed to ensure that it is built to the same height as next door. The Parish Council have raised concerns in respect of the scale of this roof and consider it comparable to a 2001 application for a two storey side and front extension which was also dismissed at appeal. This application which was refused proposed a higher ridge than the current proposal, as such they are not considered directly comparable. Furthermore the construction of the neighbouring extension (approved by Panel, inline with officer recommendation) has caused a material change of circumstances and the proposal must be assessed against this new situation. As noted above the application will align with the neighbouring extension and thus adequately respects the existing character of the area.

- 10.3 Many of the objection letters raise concerns regarding the impact of the extension upon the character and appearance of the host property, the streetscene and wider conservation area. Much of the contention appears to be regarding the proposed pitched roof over the single storey side extension. It is acknowledged that the new pitched roof has a strong visual presence, however, the dwelling is a chalet-style dormer bungalow in which the roofscape is designed to be a dominant element and as such the new roof is wholly in keeping with the existing dwelling. Many objectors have drawn attention to the impact of the proposal upon the spatial characteristics of the area; however, as noted by the conservation area appraisal this area is not characterised by large amounts of space between buildings, indeed terraced dwellings with few gaps between is the norm. Within the immediate area there are a variety of properties, with a terrace lying to the immediate south, and thus within the streetscene of The Paddock gaps between dwellings are not usual. Furthermore the proposal does retain a gap of approximately 2.0m between it and the neighbouring dwelling.
- 10.4 It is noted that many objectors have also raised concerns regarding loss of views and loss of skyline. Long and short range views are important within a conservation area, and those which are important to the character of Thorner have been identified in the conservation area appraisal. The view from the gardens and windows of 1-8 the Paddock across the right hand side of the plot of 10 The Paddock is not identified as a key view. Whilst the increased roof height will impact on the views through the site, the roof tops of the buildings on Main Street will still be visible and it is considered that a sense of space between buildings will be maintained. It is also noted that neighbours do not have a right to a view across neighbouring land.
- 10.5 Overall it is considered that the design of the extension will not be unduly detrimental to the character or appearance of the original dwelling or the present streetscene and, that through the removal of visually unattractive elements to the existing dwelling, the proposal will have a positive impact on the character of the conservation area.

Neighbour Amenity

- 10.6 The proposal is considered acceptable in terms of its impact upon the amenity of neighbours. The property which will be most affected by the extension is the neighbouring dwelling 9 The Paddock, however the existing single storey side extension mitigates much of the impact of the proposal. The extension will cause some additional overshadowing to the host and number 9's garden from midday onward, however, this impact over and above that caused by the host and neighbouring dwelling is limited.
- 10.7 A ground floor lounge window does face toward the common boundary with 9 The Paddock and thus a condition will be imposed to retain the beech hedge which forms which boundary.
- 10.8 The occupants of 30 Main Street have raised concerns regarding the impact of the flue to the wood burning stove. However, such a flue could be added to any part of the existing property without planning consent, and it should also be noted that the flue will serve a small, domestic wood burning stove, and as such the output from it will not be excessive. As such no significant harm is anticipated.

Parking

- 10.9 The proposal is considered acceptable in terms of parking provision. The garage replaces the existing garage, and two parking spaces are provided within the site. Many objectors raise concerns regarding the level of parking, suggesting that the provision of additional parking will lead to increased vehicle ownership. Such a causal link cannot be assumed, and as more than sufficient off-street parking will be provided there are no concerns in this regard.

Representations

- 10.10 All material planning considerations raised in representations have been discussed above.
- 10.11 The following matters have also been raised.

The potential for the dwelling to be subdivided

As can be seen on the floor plans the dwelling is not being subdivided into two separate dwelling units. The subdivision of the dwelling would require planning approval, and it is unlikely the LPA would consider this an appropriate location for a separate dwelling. Planning applications cannot be refused on the grounds of potential future actions which in themselves require planning consent.

The potential use of the roofspace as accommodation

As can be seen on the floor plans the roofspace of the extension does not contain accommodation, and the rooflights which are shown provide light into the lounge area. The later conversion of this space into living accommodation would not require planning permission, in much the same way as the conversion of existing loft space does not require consent.

11.0 CONCLUSION

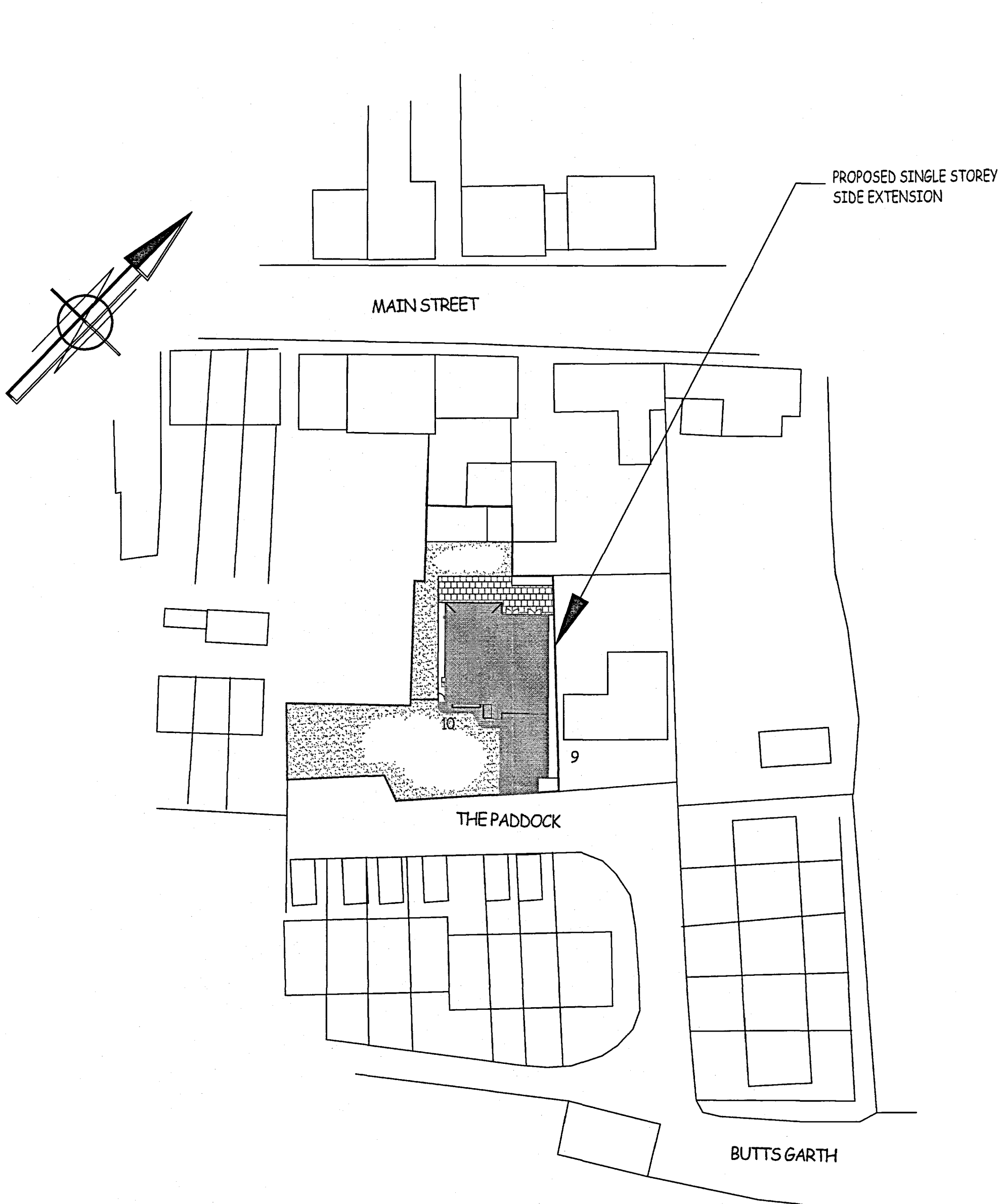
The extension is of an appropriate size and scale when compared to the existing dwelling and the plot, it retains the spatial characteristics of the conservation area and improves the overall visual appearance of the site. It has no undue impact upon

the amenity of neighbouring dwellings and retains sufficient off-street parking. The proposal is considered to comply with the relevant planning policies and guidance and is thus recommended for approval.

Background Papers:

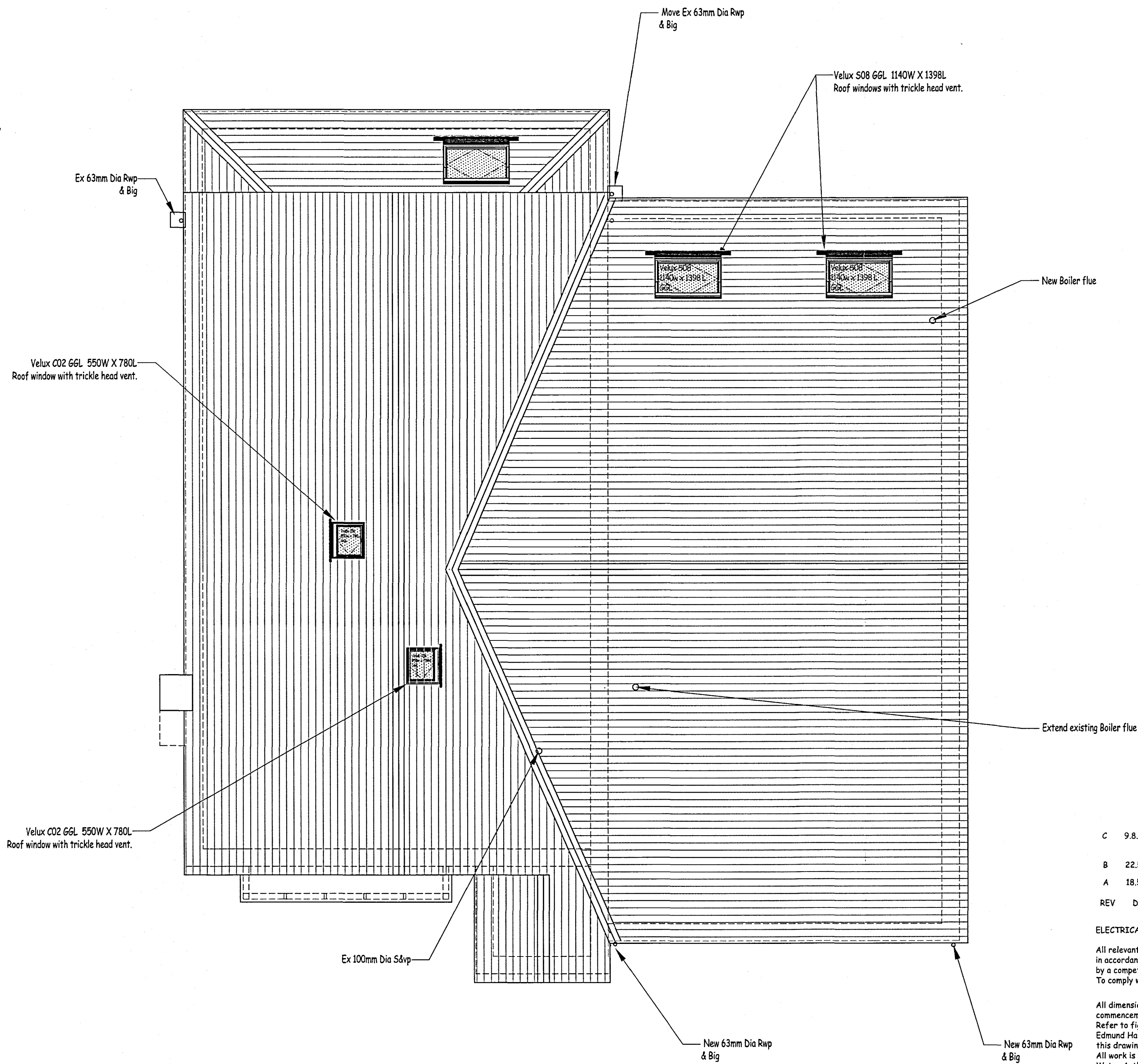
Application file: 10/02503/FU

Certificate A has been signed by the agent.



BLOCK PLAN

1:1250



ROOF PLAN Proposed

1:50

LEEDS CITY COUNCIL
Please refer to Decision Notice
10 AUG 2010
REVISED

REV	Date	Description	Int
C	9.8.10	Side extension ridge height reduced to 5500mm to match No 9 The Paddock	EH
B	22.5.10	Client alterations	EH
A	18.5.10	Client alterations	EH

ELECTRICAL SAFETY PROVISION

All relevant electrical work will be designed, installed, inspected, and tested in accordance with British Standard 7671 (The IEE Wiring Regulations) by a competent person under a recognised self certification scheme. To comply with Approved Document P of the Building Regulations 2005.

All dimensions are to be checked On site prior to ordering of materials and commencement of work.
Refer to figured dimensions only DO NOT SCALE.
Edmund Haley Associates disclaims responsibility for any variations from this drawing without their express written consent.
All work is to be carried out in accordance with the Building Regulations 2004 Water Authority Regulations and all relevant current British Standards.
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Project
**PROPOSED SINGLE STOREY
SIDE EXTENSION
10 THE PADDOCK, BUTTS GARTH,
THORNER, LEEDS, LS 14 3JB**

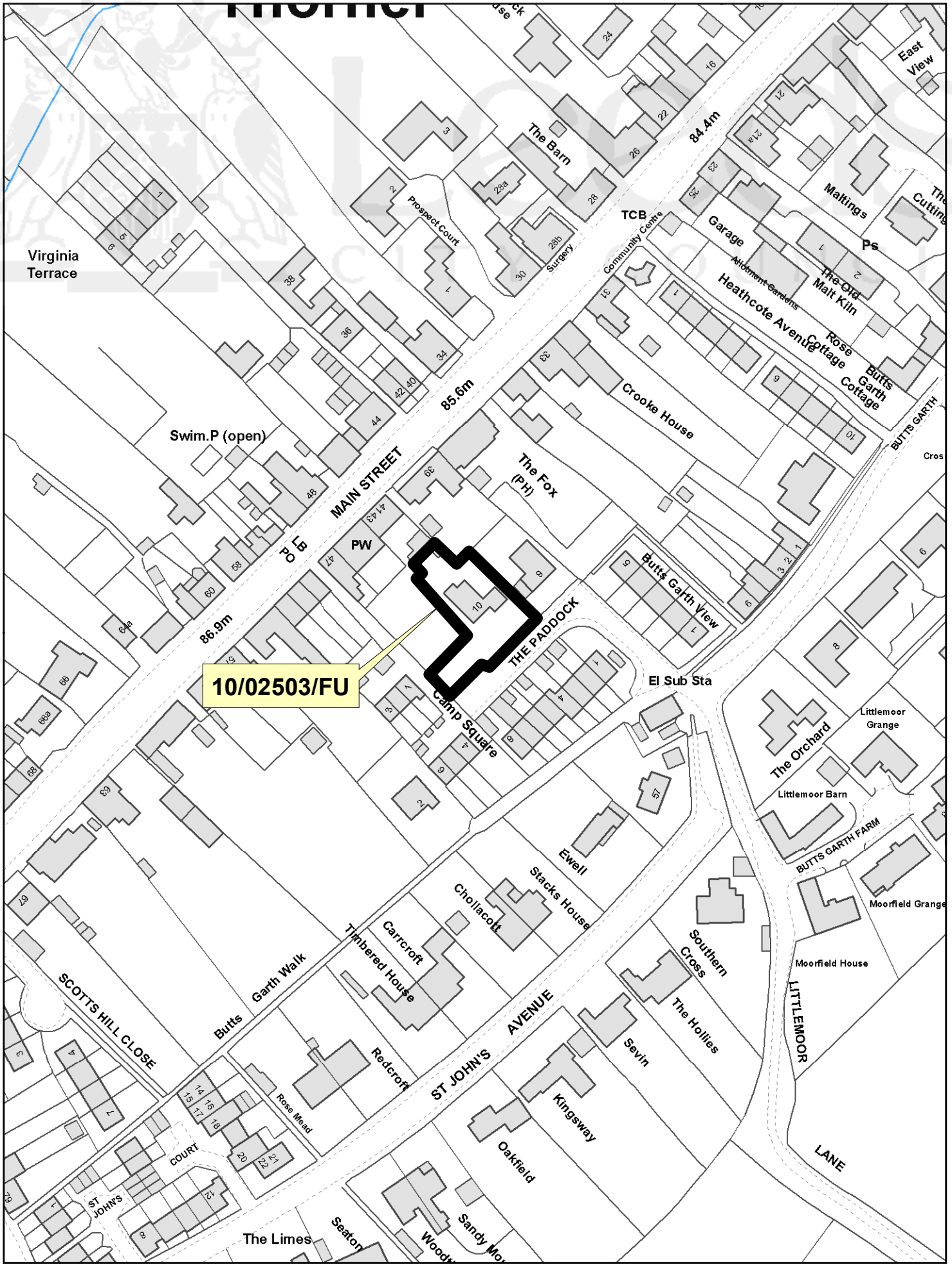
Title
BLOCK PLAN AND ROOFLAYOUT

Scale	Drawn	Checked	Date
1:50	EH	EH	30.4.2010

Job No.	Drawing No.	Revisions
1040	4	B

Edmund Haley Associates

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10/02503/FU

EAST PLANS PANEL

