



Report of the Chief Planning Officer

PLANS PANEL WEST

Date: 7th October 2010

Subject: APPLICATION 10/03129/FU – Four storey side extension with terrace at third floor, attached single garage with terrace over, new rooflight to front and alterations including removal of front and rear dormer windows at 20 Rockery Road, Horsforth, Leeds, LS18 5AS

APPLICANT	DATE VALID	TARGET DATE
J Snellgrove	7 th July 2010	1 st September 2010

Electoral Wards Affected:

Horsforth

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:

1. Time limit: 3 years
2. CPLAN
3. Materials (including window frames) to be submitted – stipulating ashlar stone
4. Conservation style rooflights
5. P.D rights removed: All classes and new window openings
6. Rooflight within the zinc addition and first floor window within the west elevation to be obscure glazed
7. Garage door not to overhang the highway when opened or closed
8. Garage door to be dark stained
9. Provision of parking before occupation
10. Full landscaping details
11. Existing dormers to be removed and replaced with conservation style rooflights prior to the first occupation of the extension

12. Bat Survey
13. Bird protection
14. Justification

1.0 INTRODUCTION

The application is brought to Plans Panel given that the previous planning application of a similar nature (08/06627/FU) was formerly brought before Plans Panel on 15th April 2010 following a site visit and provoked mixed views with Members voting narrowly to refuse permission, the application was subsequently withdrawn.

2.0 PROPOSAL

The application relates to the construction of a modern four storey side extension with terrace at third floor and attached single garage with terrace over. The proposal will be constructed of stone with hardwood framed contemporary style window openings throughout.

The extension consists of two main rectangular blocks, one three storey and the other single storey. The small lower block incorporates a single integral garage with a hardwood door which opens towards Far Reef Close. A large garden terrace is present at first floor level above the integral garage. The terrace is enclosed by low glass balustrading. The larger block contains three storeys of habitable rooms with a zinc clad gable feature on top which encloses a small roof terrace accessed via the converted attic. The extension is setback 400mm from both the front and rear walls of the property, exposing the extent of the existing gable end of the terraced row.

The proposal will also result in the loss of the existing front and rear dormer windows, seeking to enhance the existing terrace by replacing them with conservation style rooflights. Furthermore; the existing detached pre-fabricated garage which is situated on detached garden land to the rear of the site will also be demolished as part of the scheme. The garage will be replaced by two off-street car parking spaces and landscaping will be retained.

3.0 SITE AND SURROUNDINGS:

The existing property is an attractive Victorian end-terraced dwelling constructed of natural stone with a slate roof. The surrounding area is predominantly residential consisting of a mixture of terraced, semi-detached and detached properties of varying scale and design. The majority of the surrounding dwellings are constructed of similar natural stone and natural slate materials, which are characteristic of the Horsforth Conservation Area in which the property lies. The majority of the buildings within the conservation area date from the latter half of the 19th Century. Many of the buildings are large detached structures but a small smattering of historic terracing also exists, such as at the application site. The site is located within Character Area 3 – Long Row and Bachelor Lane of the conservation area where the area is representative of the domestic development that took place around the historic core of the Horsforth. The area also contains some of the oldest houses in residential Horsforth, which are primarily of local sandstone construction.

The property has a good sized garden area to the side which is situated in an elevated position above Far Reef Close. The property also has a further garden

area to the rear which is located on the opposite side of the highway. The dwelling has an existing large box style dormer window to the front and pitched roof dormer window to the rear, both of which appear to be clad in white Upvc. A detached pre-fabricated garage is also present on the detached land to the rear of the site. Land levels differ significantly between the front and rear elevations of the terraced row. Consequently; the property is two storey's in height to its front elevation (Rockery Road) and three storey's in height to its rear elevation (Far Reef Close). The side gable of the property is also situated in an elevated and prominent location within the streetscene, when viewed from Far Reef Close which is an unmade highway. The property is also visible from wider views across the locality to the east of the site.

4.0 RELEVANT PLANNING HISTORY:

08/06627/FU - Part three storey part single storey side extension with roof terraces at first floor and fourth floor levels (Withdrawn - 16.04.2010)

27/7/01/FU - Dormer window to front and rear (Refused - 06.03.2001)

27/75/01/FU - Dormer window to front and rear (Approved - 22.08.2001)

5.0 HISTORY OF NEGOTIATIONS:

No amendments have been sought during the course of the planning application. However; the development has evolved significantly since the previous planning application (08/06627/FU) in light of comments received from members during the previous Plans Panel and discussions with the planning and conservation officer at the pre-application stage. The main changes include creating an extension which was less stark to the previous proposal in particular removing the flat roofed element. Furthermore; the garage door has been recessed so that it does not overhang the carriageway, in reference to previous highways concerns.

6.0 PUBLIC/LOCAL RESPONSE:

In total three letters of representation have been received. All three of the letters are in objection to the proposal. Two of the letters are from neighbouring occupants

The objection letters raised the following main concerns:

- (i) Design is out of keeping with the conservation area/streetscene
- (ii) Privacy/overlooking.
- (iii) Parking.
- (iv) Ancillary disturbances from building work (such contractors parking, access during construction)
- (v) Impact on a legal right of way.

Horsforth Town Council also considered that the design is out of keeping with the conservation area/streetscene

7.0 CONSULTATIONS RESPONSES: Key points

Design Officer:

- Overall, do not formally object to the scheme as it is not out of context or visually discordant.

- The scheme now appears to be a watered down version of the original intentions and is now neither modernist nor complementary in approach.
- Concerns that the roof structure is inappropriate and blocks any sense of the original gable. The previous scheme incorporated a flat roofed terrace which created a strong decisive statement respect the end gable feature. Disappointed that this approach was not pursued more rigorously.

Conservation Officer:

- Substantially content with the scheme as it manages a tricky balance between contextualism and innovation by respecting the existing terrace, whilst presenting a new building of distinction.
- Some concerns regarding the division of the apex. It is considered that a more symmetrical pattern is more appropriate.
- It is also important that the extension is clad in ashlar stone.

Rights of Way (from previous application):

- Map indicates that no Public Right of Ways are situated across the site.

Nature Conservation (from previous application):

- A reasonable likelihood of a bat roost is present. As such a bat survey is required.
- If approved, a condition also has to be attached to protect wild birds during breeding season.

8.0 PLANNING POLICIES:

National:

- 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.
- Planning Policy Statement 5 – Planning for the Historic Environment (PPS5) sets out the Governments policies on the conservation of the historic environment.

Local:

- 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 N19 of the Leeds Unitary Development Plan (Review) 2006 – refers to development within conservation areas.
- Policy BC7 of the Leeds Unitary Development Plan (Review) 2006 – refers to the use of building materials within conservation areas.
- Policy N12 of the Leeds Unitary Development Plan (Review) 2006 – Proposals should respect the fundamental priorities of urban design.
- Policy N13 of the Leeds Unitary Development Plan (Review) 2006 – The design of all new buildings should be of high quality and have regard to the character and

appearance of their surroundings. Good contemporary design which is sympathetic or complementary to its setting will be welcomed.

Supplementary:

- SPG: Neighbourhoods for Living: A guide for residential design in Leeds (2003).
- Horsforth Conservation Area Appraisal and Management Plan (2008) – sets out the features that contribute to its distinctiveness and identifies opportunities for its protection and enhancement. The appraisal document is a material consideration in the determination of planning decisions. The draft appraisal went through a six-week consultation process and was amended in light of the comments received. The appraisal document was approved by Leeds City Council in November 2008 and endorsed by the Planning Board.

9.0 MAIN ISSUES

- Impact on Conservation Area (Streetscene/design and character)
- Privacy
- Overshadowing/Dominance
- Parking Provision/Highway Safety
- Representations

10.0 APPRAISAL

10.1 Impact on Conservation Area (Streetscene / Design and Character)

The property is located within the Horsforth conservation area. The property along with the rest of the Victorian terraced row is identified as a positive structure within Character Area 3 of the Horsforth Conservation Area Appraisal and Management Plan (2008). The property is situated within an elevated and prominent location in the streetscene and is also visible from wider views into the conservation area from the east. As such the proposal is situated within a sensitive setting.

The proposed extension is of contemporary design and seeks to define the old and the new by highlighting the quality of the historic structure and optimising its integrity with contrasting materials and opening detailing. In particular the proposed scheme incorporates strong corners and its front and rear walls are slightly set-in to express the original gable. The proposed fourth floor gable feature is also a direct reference to the existing terrace and its setback form ensures that it is subservient and frames the historic gable. Furthermore; the use of a robust palette of high quality materials such as natural stone, zinc, hardwood timber and toughened glass is considered to compliment the attractive surroundings.

Adhering to the concept of highlighting the old and new the proposal will seek to help return the original terrace back to its attractive simple form by removing the existing large dormers, pre-fabricated garage and timber fencing which are of little architectural merit and presently detract from the conservation area. These will be replaced by conservation skylights, stone walling and landscaping along with the re-

instatement of the chimney. These features are considered to be more sympathetic to the surrounding historic context, restoring the dwelling back to its previous form. The notion of highlighting the old and new within the proposal is welcomed given the significant difficulties associated with more traditional style extensions such as achieving a good materials match. This can often lead to new extensions seeming discordant within the historic context and appearing as strident additions.

In conclusion it is considered that the proposal is an appropriate development as it sufficiently respects the existing historic terrace, whilst presenting a new addition of distinction and significant architectural merit. Consequently it is considered that the proposal will not be unduly out of context or visually discordant within the surrounding area. Thus, on balance, the development will not be detrimental to the character or appearance of the Horsforth Conservation area, present streetscene or the original dwelling.

10.2 Privacy

The proposal contains main windows within its side and rear elevations. However; the windows will be situated over 45 metres from the nearest neighbouring dwellings to the north and east of the site. Even taking account the proposals elevated position within the streetscene, these distances vastly exceed the distance recommendation of 21 metres contained within Neighbourhoods for Living (Supplementary Planning Guidance). It is therefore considered that no significant overlooking of these neighbouring dwellings will occur as a result of the proposal. It is noted that the neighbouring dwelling at 23 Far Reef Close is situated in closer proximity to the proposal. However; the neighbouring front elevation is situated at a significant angle to the proposed side and rear window openings which reduces the overlooking potential. Additionally the proposed ground level side/rear wrap-around window will be situated over the recommended 21 metres from the neighbouring dwelling. It is therefore considered that the proposed side and rear openings will not be unduly detrimental to the privacy of any neighbouring properties. The proposal also incorporates window openings within its front elevation. However; the first floor window opening will serve a dressing room and will be obscure glazed effectively preventing any overlooking adjacent to the side wall of the original dwelling. Furthermore; the windows are also situated towards the original dwelling and directly face the host dwellings existing front garden area, approximately 9.5 metres from the common boundary with the neighbouring amenity space to the west. Thus; the proposal complies with the recommended distance of 7.5 metres. It is therefore considered that the proposed front windows will not be unduly detrimental to the privacy of any neighbouring dwellings.

The proposal incorporates the formation of a substantial garden terrace above the integral garage. The terraced area is situated on a higher land level than the side garden area, however it will be situated over 7.5 metres from the nearest neighbouring amenity space and 18 metres from the nearest neighbouring dwelling to the north and east of the site. The neighbouring dwelling at 23 Far Reef Close also contains some significant vegetation along its front boundary, which will further reduce any overlooking. No significant overlooking will occur to the west of the site given that the terraced area will be screened by the existing stone boundary wall which is situated on higher land level and will stand over 1.8 metres above the garden terrace. A smaller terraced area is also proposed on the roof of the side extension at third floor level. It is noted that the terraced area is situated in an elevated position above neighbouring dwellings and land. However; the terraced area will be enclosed by a zinc gable shell to the front, with the exception of a skylight. This skylight will be obscure glazed given its low cill height. It is noted that the rear and side of the gable

feature incorporates clear glazing. However; these elements will be slightly recessed from the edges of the extension and given the previously mentioned substantial distances to the nearest neighbouring dwelling to the north and east of the site it is considered that the terraced area will not have the opportunity to significantly overlook any adjacent neighbouring amenity space of properties at close quarters. The proposal also incorporates the installation of rooflights to the existing property. It is considered that the rooflights will have a significantly lower potential for overlooking than the existing dormer windows which they will replace. It is therefore considered that the proposal will not be unduly detrimental to the privacy of any neighbouring occupants.

10.3 Overshadowing /Dominance

The proposal is of significant scale/bulk and is located on a significantly higher land level than the neighbouring dwellings to the north and east. However; the proposed four storey extension will be located over 20 metres from the nearest neighbouring property and is of reduced height compared to the original dwelling. At this substantial distance it is considered that the proposal will not have a detrimental impact on any of the neighbouring dwelling in terms of over-dominance and consequently the neighbouring occupants will retain an adequate outlook from their front habitable room windows. Furthermore; given the neighbouring dwellings orientation in relation to the proposal and the significant distances to the neighbouring land and habitable room windows it is considered that the neighbouring dwellings should still received a substantial amount of sunlight for the majority of daylight hours.

It is noted that the proposed extension is situated in close proximity (2 metres at it nearest point) to some neighbouring land to the north-west. As a consequence the proposal is likely to result in an increased level of overshadowing to a small part of this land during the morning period. However; the proposal incorporates a pitched roof design which is lower than the roofline of the original dwelling. The neighbouring amenity space provision to the north-west is also expansive and the proposal is likely to only impact on a small area of this land for less than half of the day. Furthermore; the affected area is also situated well away from the main neighbouring dwelling and adjacent to a public footpath, as such it is unlikely to be a primary area of amenity space for the neighbouring occupants. It is therefore considered, on balance, that the proposal will not result significantly overshadowing or over-dominate any neighbouring properties/amenity space.

10.4 Highway Safety/Parking

The proposed extension incorporates an integral single garage to its rear elevation which is accessed from Far Reef Close. The garage measures at least 3 x 6 metres internally and as a consequence it is considered to be large enough to accommodate a standard car off-street. Two additional off-street car parking spaces will also be created on the detached land to the rear of the property. As such it is considered that the proposal will retain an adequate off-street car parking provision. Furthermore; the proposal is considered to be a significant improvement on the existing car parking arrangements at the site which are situated within the detached garage and on the hardstanding to the rear of the property. Consequently; the proposal is unlikely to result in any undue pressure for further on-street parking within the locality, which could be detrimental to highway safety. Additionally; the rear of the property is located along an unmade road (Far Reef Close), which has low traffic volumes. As such manoeuvring into the proposed parking spaces, even in a reverse gear is unlikely to

be significantly detrimental to highway safety. Furthermore; the garage door is also setback 1.3 metres from the front boundary wall of the site which will prevent it from obstructing the highway when it is opened or closed. As such it is considered that the proposed development will not be unduly detrimental to highway safety.

10.5 Representations

As mentioned previously three letters of representation have been received. Two of the letters are from neighbouring households in objection to the proposal. The remaining letter is from Horsforth Town Council also in objection to the proposal.

The objection letters raised the following main concerns:

- (i) Design is out of keeping with the conservation area/streetscene
- (ii) Privacy/overlooking.
- (iii) Parking.
- (iv) Ancillary disturbances from building work (such contractors parking, access during construction)
- (v) Impact on a legal right of way.

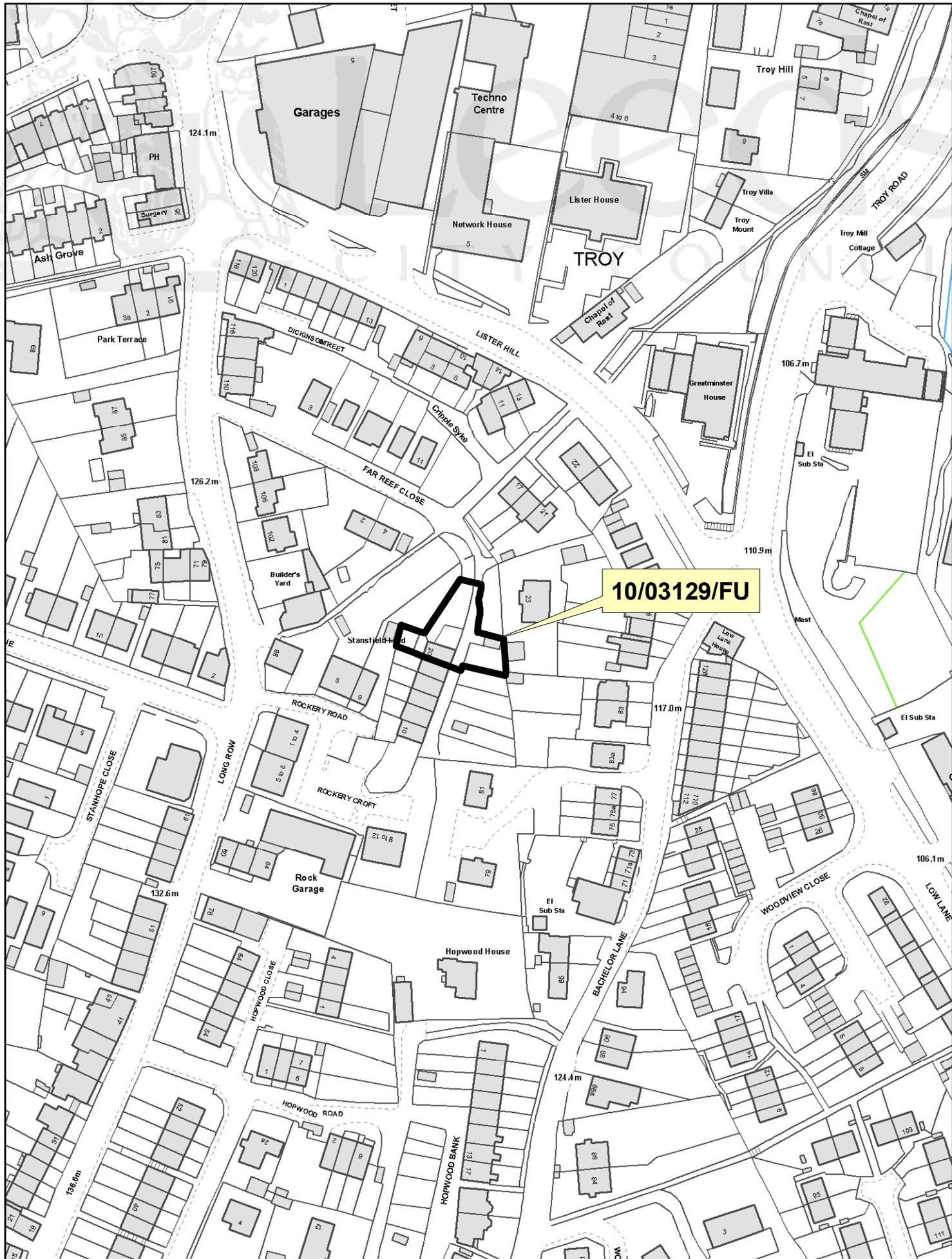
In response: Issues (i - iii) have been covered within the appraisal above and as a result will not be discussed further.

iv – Ancillary disturbances from building work: - These issues are not considered to be material matters for planning consideration.

v – Impact on a legal right of way: No Public Right of Way will be obstructed as a result of the proposal. The presence of neighbouring access across the site has been noted by the objectors as being within their deeds. However; this is considered to be a private/legal matter between neighbouring occupants and not an issue for planning consideration.

11.0 **CONCLUSION**

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** for the aforementioned reasons, subject to conditions.



WEST PLANS PANEL

