



**Leeds**  
CITY COUNCIL

Originator: Kam Sandhu  
Tel: 0113 3951609

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**Report of the Chief Planning Officer**

***PLANS PANEL EAST***

**Date: 28.10.2010**

**Subject: APPLICATION 10/03112/FU: Part two storey, part single storey side and rear extension at 4 Farm Hill Way, Leeds, LS7 2SQ**

**APPLICANT**

Mrs W Liu

**DATE VALID**

06.07.2010

**TARGET DATE**

31.08.2010

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**Electoral Wards Affected:**

**Chapel Allerton**



Ward Members consulted  
(referred to in report)

**Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

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**RECOMMENDATION: If Members are minded to refuse the application the following reasons are suggested in the report below:**

**1.0 SUMMARY**

1.1 This application was recommended by planning officers for approval at the Plans Panel (East) meeting on 20th September 2010. At the meeting Members expressed concerns regarding the size of the extension, relative to the size of the plot, and that it would result in an overdevelopment that causes harms to residential amenity and the streetscene. As a consequence, Members asked Officers to bring a report back to Plans Panel with a recommendation for refusal.

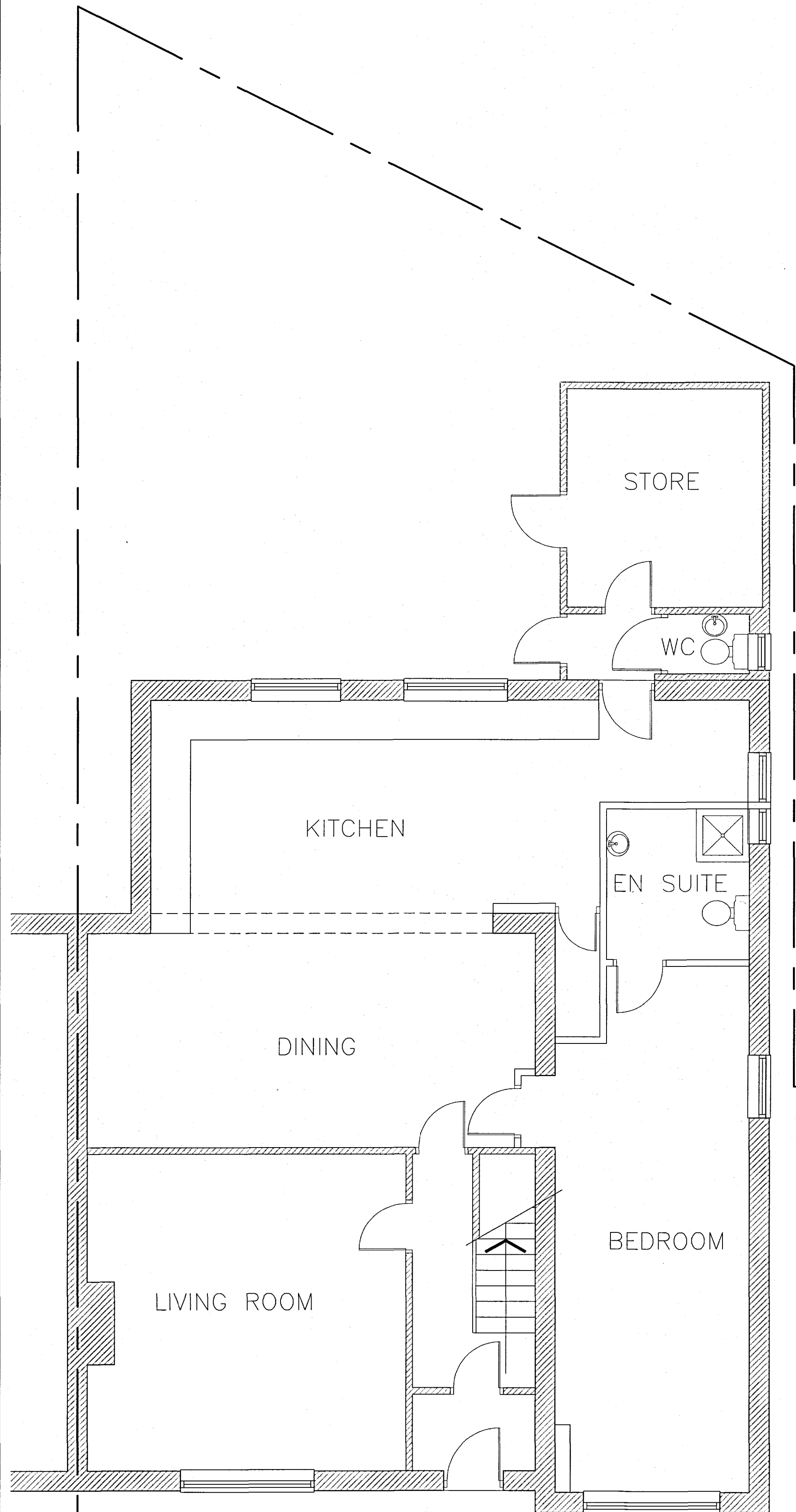
2.0 In the light of the above, the following reasons for refusal are suggested for Members consideration:

1. The Local Planning Authority considers that the proposed part two storey, part single storey side and rear extension is unacceptable by virtue of its massing, size and scale constitutes overdevelopment which will lead to a significantly harmful alteration of the character and appearance of the application property. As such they are considered to be contrary to Policies GP5 and BD6 of the Unitary Development Plan Review (2006) and PPS1 Delivering Sustainable Development.
2. The Local Planning Authority considers that the proposed part two storey, part single storey rear extension is unacceptable by virtue of its overall size, scale and massing in close proximity to the neighbouring boundary resulting in a development which would overdominate the neighbouring property at 6 Farm Hill Way to the detriment of the residential amenity of the occupants of that property. As such it is contrary to policies GP5 and BD6 of the Unitary Development Plan (Review 2006) and to guidance contained in Planning Policy Statement 1: Delivering Sustainable Development.

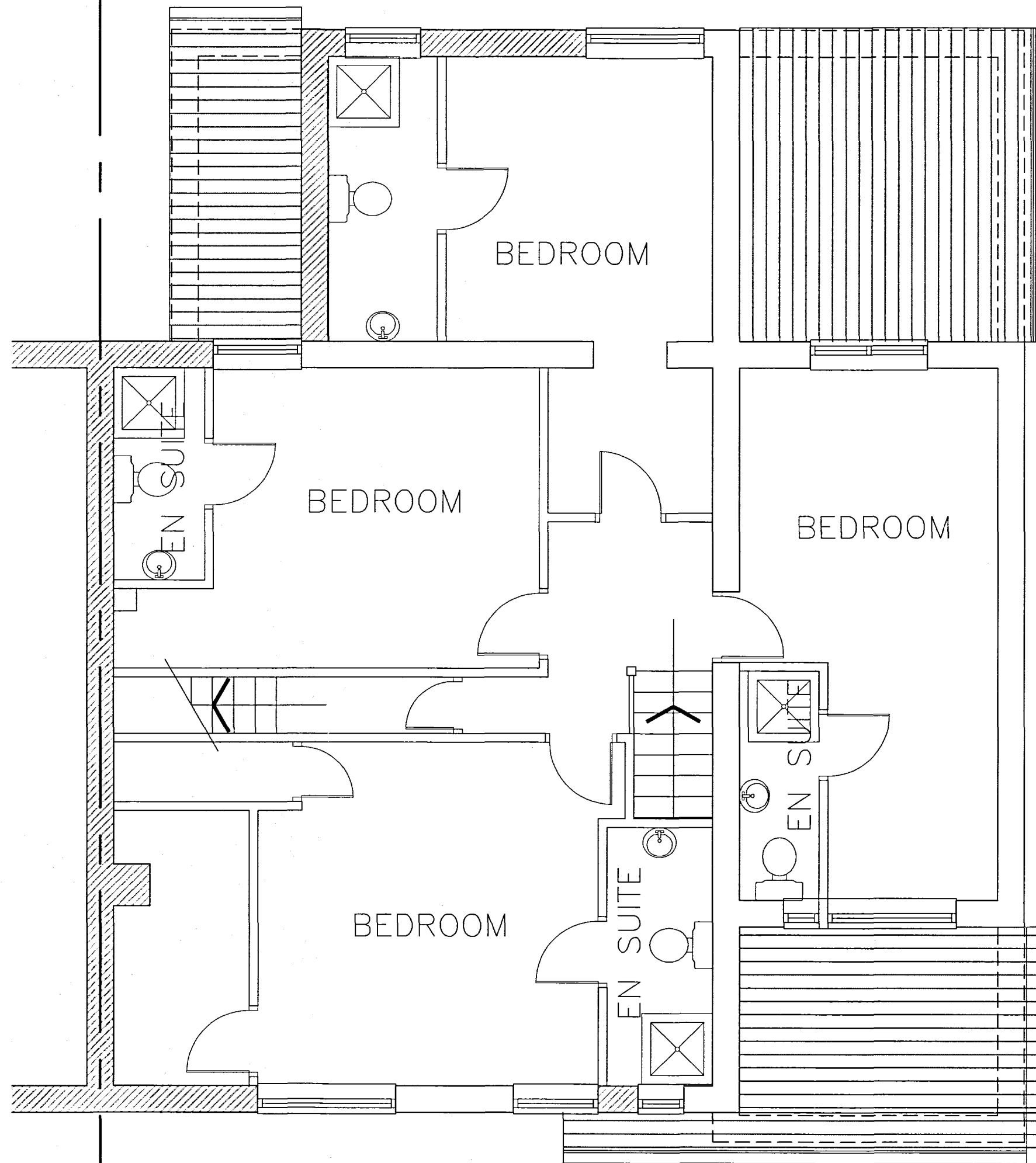
**Background Papers:**

Application file 10/03112/FU

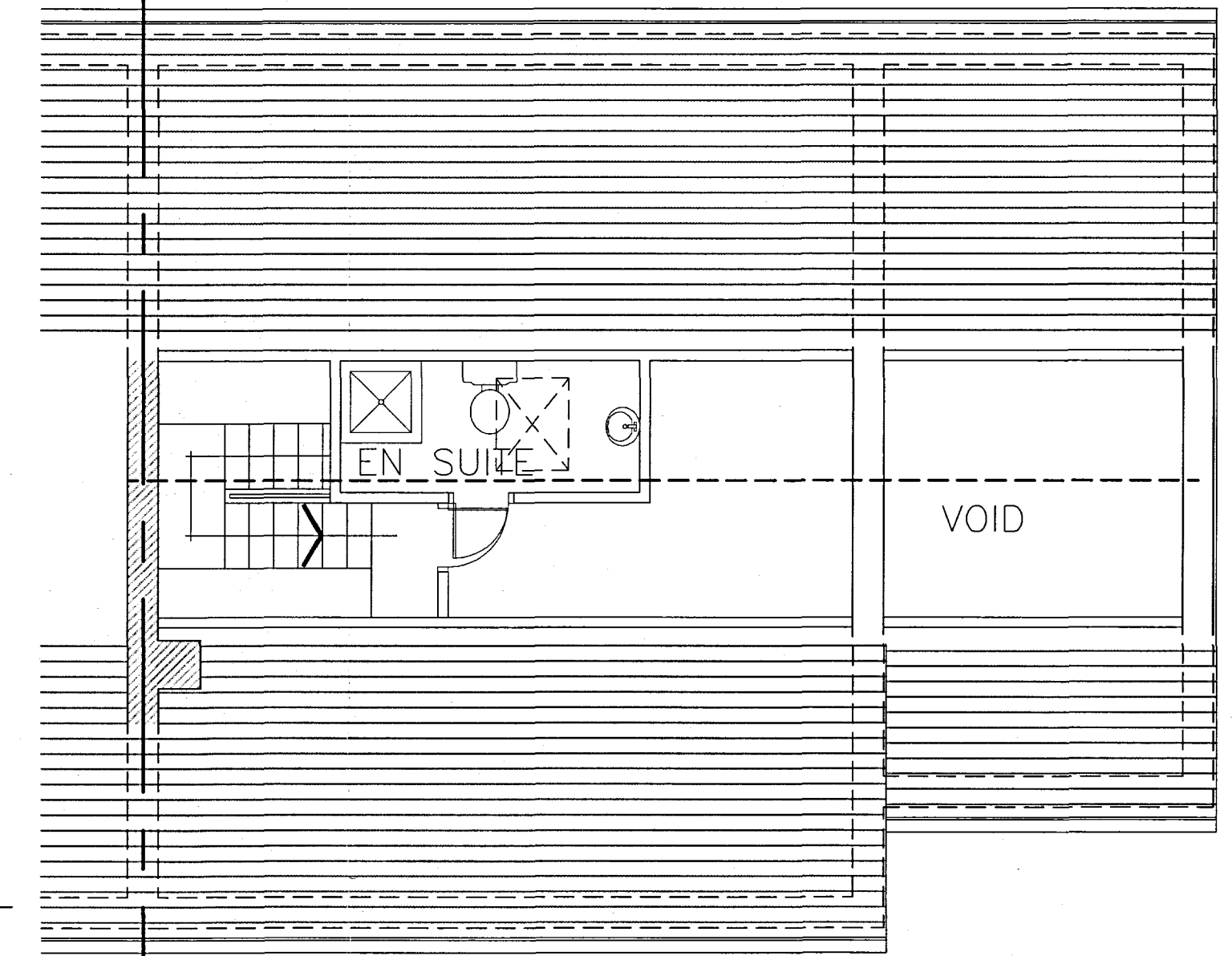
Ownership certificate by applicant



PROPOSED GROUND FLOOR



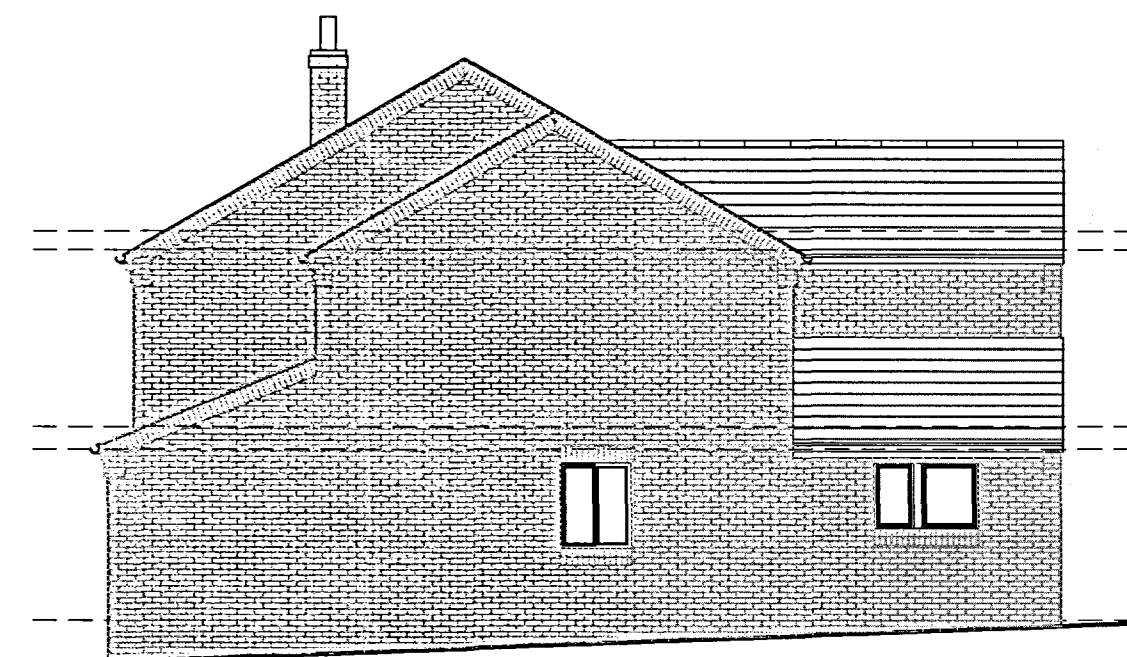
FIRST FLOOR  
PROPOSED PLANS 1:50



SECOND FLOOR



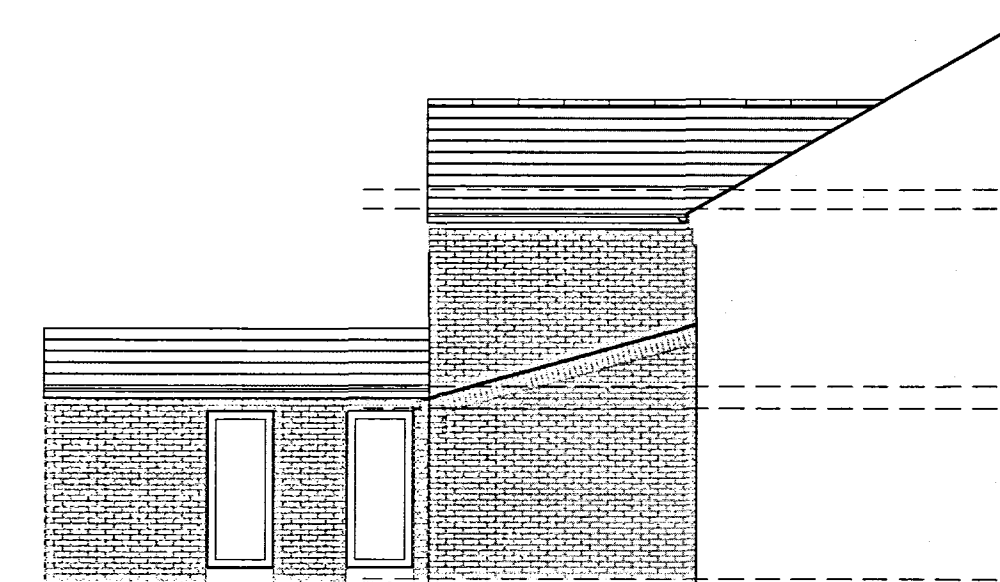
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



PART SIDE ELEVATION

PROPOSED ELEVATIONS 1:100

LEEDS CITY COUNCIL  
Please refer to Decision Notice  
12 AUG 2010  
**REVISED**

B DRAWING TITLES CORRECTED AUG 2010	
REVISIONS	DATE

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

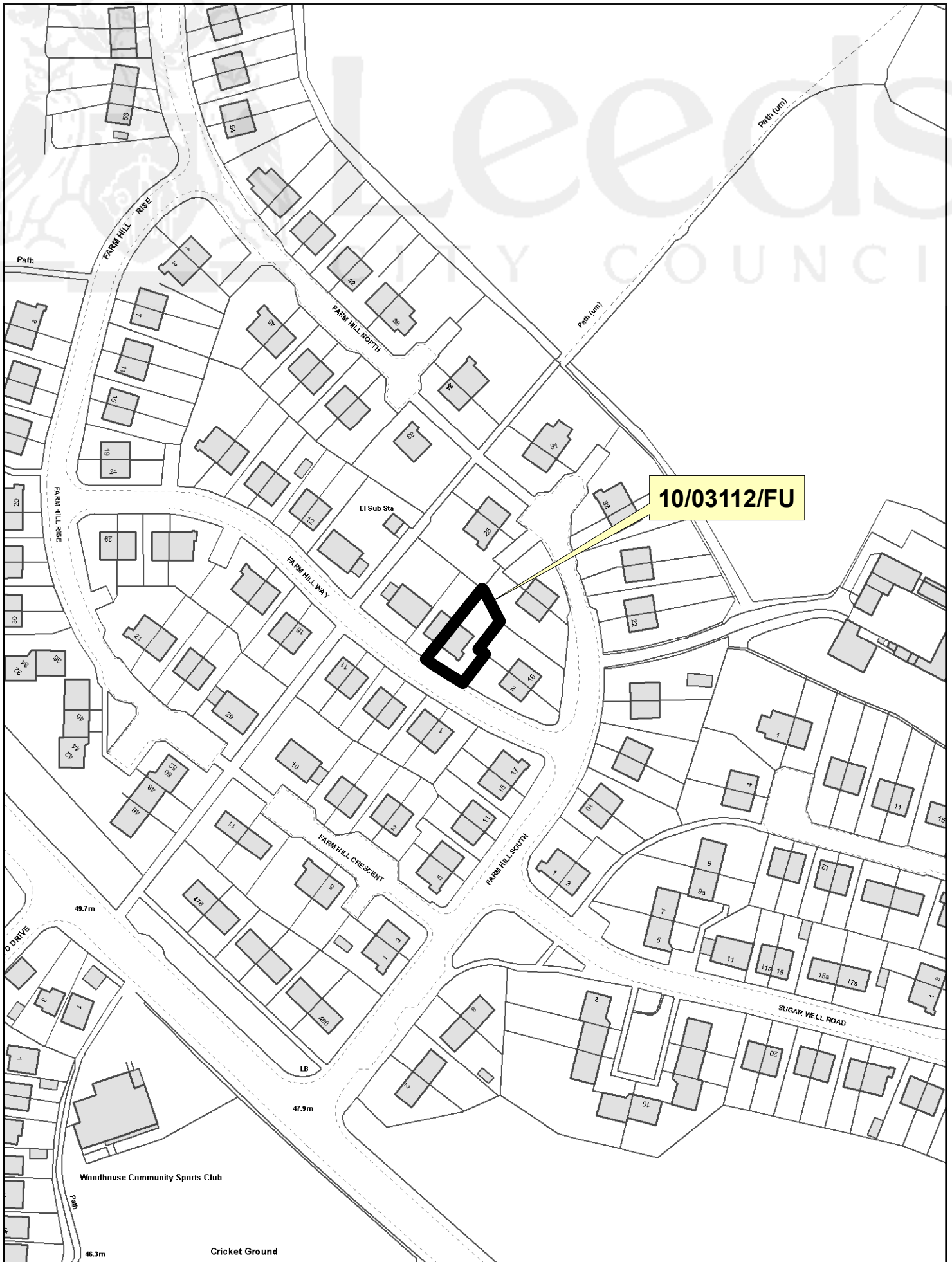
**P.S. RIYAT & ASSOCIATES**  
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Fax: 0113 2443800  
E-Mail: riyat@btinternet.com

CLIENT  
MRS W LIU

PROJECT  
PROPOSED ALTERATIONS & EXTENSION TO  
4 FARM HILL WAY LEEDS LS7 2SQ

DRAWING TITLE  
PROPOSED FLOOR PLANS AND ELEVATIONS

SCALE 1:50 / 100	DRAWING No. 1436/11
DATE JUNE 2010	
	A   B



# EAST PLANS PANEL

