



Report of the Chief Planning Officer

PLANS PANEL EAST

Date: 28th October 2010

Subject: APPLICATION 10/00337/FU - Two storey rear extension at Ryder Cottage, Main Street, East Keswick, Leeds, LS17 9EU

| APPLICANT | DATE VALID | TARGET DATE |
|------------|------------|-------------|
| R Thornton | 03.02.10 | 31.03.10 |

Electoral Wards Affected: Harewood

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: REFUSE permission for the reasons given below;

1. The proposed extension will, as a result of its form, bulk and massing, appear unduly prominent and overly dominant within the street scene, and will have an unbalancing and dominating impact on the existing dwelling. The extension is therefore considered to have a detrimental impact on the character and appearance of the Conservation Area and on the dwelling and is contrary to policies GP5, N19, BD5, BD6, and to guidance contained within the East Keswick Village Design Statement, Neighbourhoods for Living, and PPS5 Historic Environment.

1. INTRODUCTION:

- 1.1. The application is brought to panel at the request of Councillor Rachael Procter, in her role as Ward Member. Councillor Procter does not support the recommendation for refusal and considers that the proposed scheme will not be harmful to the character and appearance of the conservation area. Cllr Procter also requests that a site visit is carried out by Panel Members.
- 1.2. It is considered that there are very finely balanced arguments regarding the impact this proposal will have on the character and appearance of the conservation area. Whilst

the proposal is for a large extension, relative to the size of the existing house, only limited views will be gained of the extension due to screening provided by existing garden enclosures and planting.

- 1.3. The application is out of time, and the applicant could consider an appeal against non-determination.

2. PROPOSAL:

- 2.1. The application seeks approval for a two storey rear extension to the existing dwelling house. The extension is located to the rear on the eastern elevation and is offset towards the southern side of the house. The extension will measure 7.3m long x 5.6m wide x 5.8m to the ridge and 4.3m to the eaves. The ridge and eaves height are roughly similar to the existing building.
- 2.2. The extension features a chimney breast to the southern elevation, large patio doors on the eastern elevation and doorway access to the northern elevation. It will provide accommodation for a dining room at ground floor with a master bedroom, en-suite and a boiler room on the first floor.

3. SITE AND SURROUNDINGS:

- 3.1. The existing dwelling house sits in an irregularly shaped plot in a central location within East Keswick village. The property is located on Main Street and sits at a junction of two main roads within the village. The rise in levels along Main Street contributes further to the prominence of the property.
- 3.2. The existing house is two storeys in height and has been extended at the rear giving an asymmetrical roof and single storey lean-to extension. The property features small windows with heads and cills and is constructed from stone with a slate roof.
- 3.3. The property is surrounded by residential development although there is a substantial rear garden. To the south lies number 1 The Close, which is a modern dormer bungalow whilst to the north lies the Old Forge, which is a property similar in character to Ryder Cottage. The property lies within the conservation area of East Keswick.

4. RELEVANT PLANNING HISTORY:

- 4.1. 082/06139/FU - two storey rear extension. This application was withdrawn on 22/12/08 following concerns raised by the case officer regarding the impact of the extension on the host property and on the wider character of the conservation area. The scheme was withdrawn with the intention of negotiating a solution however, following negotiations the scheme before Members today is substantially unaltered from that which was withdrawn under this 2008 application.
- 4.2. H31/8/90/ - alterations and extensions. Approved 08/03/90.
- 4.3. An adjacent property to the north, Stocks Garth, has permission for a part two storey, part single storey side extension, single storey rear extension, conservatory to side, dormer windows and attached garage under planning permission reference 07/03420/FU approved 09/08/07.

5. HISTORY OF NEGOTIATIONS

- 5.1. Prior to the submission of this application negotiations were undertaken with the applicants and this has continued throughout the process of the application. Officers have sought to have the plans revised to reflect their concerns through lowering the ridge and trying to make the rear extension look visually separate from the host property. The primary aim in requesting this was to ensure that the extension appeared subservient to the original building which is a key guideline for house extensions (policy BD6). It was considered that this could be achieved by inseting part of the extension close to where it joined the existing dwelling, altering the roof line, and

utilising different materials which would give a clear visual break between the two elements.

- 5.2. The application has undergone the Senior Officer Review process during which further discussions were had with the applicants to try and achieve a compromise along the lines given above. It was considered that the proposed alterations would help to overcome the issue of subservience, whilst enabling the footprint to be retained.
- 5.3. The applicants have considered various options however believe the current proposal to be the most appropriate for the house and their needs.

6. PUBLIC/LOCAL RESPONSE:

- 6.1 A notice of an application which affects the character of a conservation area was posted on 17/02/10. Publicity expired on 11/03/10. Neighbour notification letters were also sent out to neighbouring houses.
- 6.2 Cllr R Procter supports the scheme in principle, but would like to see some minor alterations:-
 - Drop the eaves if possible.
 - Patio doors to the rear elevation should be more in keeping with the existing building with regard to pane style.
 - Materials should match the existing.
- 6.3 Cllr Procter supports this scheme in principle subject to some minor alterations, however if Planning Officers recommend refusal on the scheme it is requested that it goes to Plans Panel East with a site visit as it is considered that the scheme does not harm the character of the Conservation Area or have an adverse impact upon the existing building.
- 6.4 No other responses have been received.

7. CONSULTATIONS RESPONSES:

Statutory:

- 7.1. None required.

Non-statutory:

- 7.2. Conservation Officer - the extension is too big, of the wrong form and it spoils the simple vernacular appearance of the existing building. It is not considered that it is possible to reconfigure this amount of accommodation in an acceptable way and refusal is recommended.

8. PLANNING POLICIES:

Development Plan –

- 8.1. The statutory Development Plan is made up of the Unitary Development Plan Review, along with relevant Supplementary Planning Guidance/Documents. Under the UDP the site is designated as within the East Keswick Conservation Area and the village centre.
- 8.2. Unitary Development Plan (Review) (UDPR)
 - GP5 – general planning considerations
 - N19 - all new buildings and extensions within or adjacent conservation areas should preserve or enhance the character or appearance of the area by ensuring that:
 - i. the siting and scale of the building is in harmony with the adjoining buildings and the area as a whole;

- ii. detailed design of the buildings, including the roofscape is such that the proportions of the parts relate to each other and to adjoining buildings;
 - iii. the materials used are appropriate to the area and sympathetic to adjoining buildings, Where a local materials policy exists this should be complied with;
 - iv. careful attention is given to the design and quality of boundary and landscape treatment.
- BD5 – general amenity concerns.
 - BD6 - alterations and extensions should respect the scale, form, detailing and materials of the original building.
 - BC7 - development within conservation areas will normally be required in traditional local materials.

Relevant supplementary guidance –

- 8.3. SPG18 East Keswick Village Design Statement - identifies Ryder Cottage as a positive building within the central core of the village. Development within the village should take due account of positive buildings, and should respect the scale and design of the building, achieving a rural vernacular, avoiding high gables, steep pitches and hipped roofs. Buildings in the area traditionally have low eaves with windows underneath, sash windows and feature chimneys incorporated into gables.
- 8.4. Neighbourhoods for Living.

Government Planning Policy Guidance/Statements

- 8.5. PPS1 - Delivering sustainable development plus climate change supplements.
- 8.6. PPS3 – Housing.
- 8.7. PPS5 - Historic environment.

9. MAIN ISSUES

- Impact of extension on the application property.
- Impact of the extension on the conservation area.
- Impact of the extension of residential amenity.

10. APPRAISAL

Impact of Extension on the Application Property

- 10.1. The proposed extension will incorporate the existing single storey rear extension, increasing the length of this current extension by a further 4m and adding a further 7.3m to the full depth of the original building. A second-storey will be added and a new gable end created with bedroom windows inserted at first floor level on the gable end.
- 10.2. The property is currently a three-bedroom, two bathroom house with a separate dining room and living area on the ground floor. The extension will create a four bedroom, three bathroom house with a new dining area and conversion of the existing dining area into a study.
- 10.3. The existing single storey rear extension is of a fairly standard form, but it is clearly subservient to the main house and is not visible from the street scene. The proposed extension, however, will become the dominant feature of the rear elevation and would add considerably to the massing and bulk of the property producing a very different form of dwelling and view of the side elevation from the street scene (albeit that only

the upper part of the extension will be visible above the existing boundary treatment and landscaping).

- 10.4. As a result, the proposed extension due to its massing and scale is considered to be out of keeping with the application property and to have a detrimental impact on visual amenity, contrary to policy BD6.

Impact of the Extension on the Conservation Area

- 10.5. The extension also has to be considered in terms of the impact on the conservation area, especially as the existing house is considered to have a positive impact on the character of the area.
- 10.6. The extension is to the rear, but it will however be visible within the street scene due to location of the property adjacent to the side garden area associated with number 1 The Close and also due to the increase in levels as you travel northwards up Main Street. The view from the south therefore will change from looking onto a 7m wide side elevation to a view looking onto a 15m wide side elevation, effectively doubling the depth of the building at first floor level. The roof form will also be elongated along this side elevation due to the asymmetric nature of the host roof and the whole will produce an unbalanced look with the rear section appearing as the dominant form.
- 10.7. Currently there are boundary enclosures and vegetation on the boundary between the host property and number 1 The Close providing screening of the ground floor element of the proposed extension. This planting is however deciduous in nature and as such will provide less screening during the winter months. Such features are also subject to change and pruning by the owners.
- 10.8. On balance, it is considered that the property is a highly visible building which contributes significantly to the character of the area and that the extension will also be visible from the southern approach along Main Street. Due to the form, bulk and dominance of the extension it is considered that it will detract from the character and appearance of the conservation area and from the character of this positive building. The proposal is therefore considered to be contrary to the principles laid down in the Village Design Statement, and to policy N19.
- 10.9. An adjacent property, Stocks Garth, is currently extending out in a similar fashion with a two storey side extension which includes dormer windows. This has been considered, however this property is sited to the rear of properties that front onto High Street, as a result it is little visible within the street scene and wider views. The extension also appears lower than the host's ridge, and it appears set back from the frontage. It is therefore considered that the scheme before Members today is different to its neighbour by virtue of the prominence and importance of the building to the wider conservation area.
- 10.10. Further along Main Street is another property called Vesper Cottage which has very recently had a first floor front extension refused and dismissed at appeal (reference 10/00829/FU). In considering this scheme the Inspector felt that the building was in a very prominent location within the conservation area, and the impact of this extension (which added a first floor to an existing porch) would be detrimental. The Inspector set out that "By extending above the existing front porch, the simple shape and character of the dwelling, with its unspoilt eaves and roofline, would be lost and the resulting form of the dwelling would appear unduly obtrusive and over-dominant in the street scene" (para. 3). This was further exacerbated by the fact that it would likely be difficult to match materials to the existing house resulting in further visual disparity. A similar problem is likely to be encountered with Ryder Cottage with the definition of the simple form of the southern gable of the existing dwelling being lost due overall size and siting of the extension.

Impact of the Extension on Residential Amenity

- 10.11. No windows are proposed to the southern elevation which lies very close to the adjacent boundary with number 1 The Close (approximately 0.6m to 1m distance). This will reduce any overlooking and due to its orientation it is unlikely to result in any overshadowing of the garden area.
- 10.12. The extension will appear prominent from the garden of number 1 however, the garden area associated with this property is extensive and wraps around the house so it is not considered that this dominance will have a significant detrimental impact on the residents. There are no other residential amenity issues arising from this proposal.

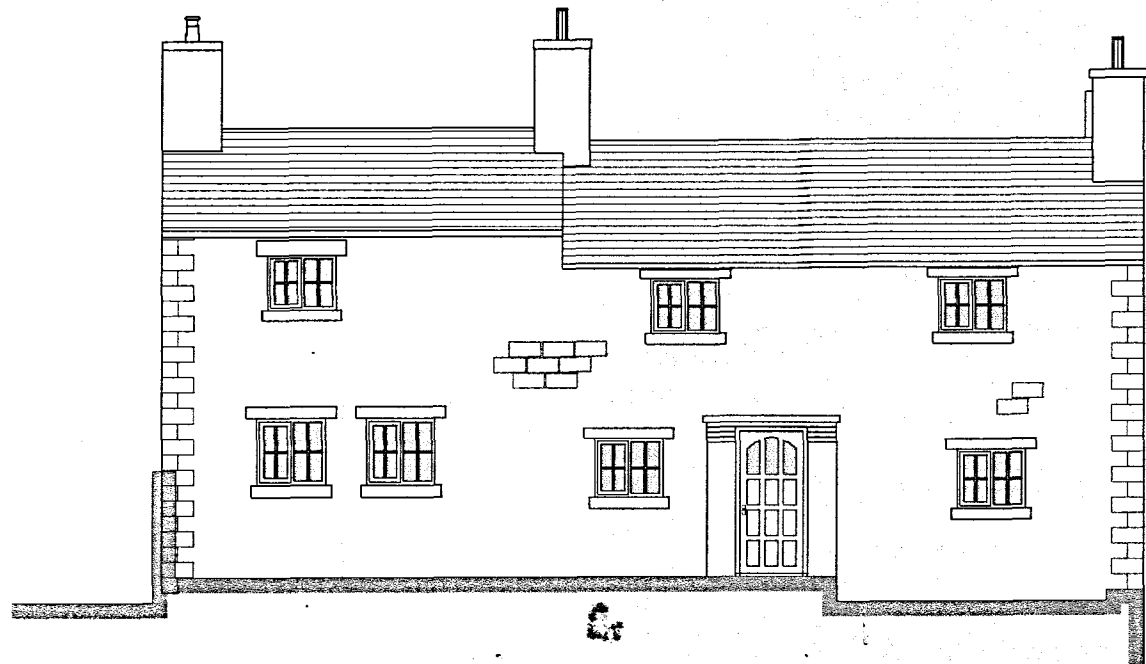
11. CONCLUSION

- 11.1 The existing dwelling is a prominent building within the conservation area that makes a positive contribution to the character and appearance of the area. The southern gable of the dwelling is clearly visible as the property is approached from the south along Main Street. This is a large extension relative to the size of the existing dwelling and particularly to the southern gable. However, balanced against this it is only the upper part of the extension that will be visible from most public vantage points as existing boundary enclosures and garden planting will serve to screen the lower part of the extension. Nevertheless it is considered that the extension by reason of its siting, height and depth will serve to dominate and compete with the existing gable of the dwelling and on balance it is considered that this will cause harm. As a result of the factors described it is considered that it will dominate the existing property and will result in an unbalanced house form that fails to enhance the positive aspects of the conservation area. The proposal is therefore considered to fail with regard to policies GP5, N19, BD5, BD6, and to guidance laid down in the East Keswick Village Design Statement, Neighbourhoods for Living and PPS5.

12. Background Papers:

Application and history files. – see history above.

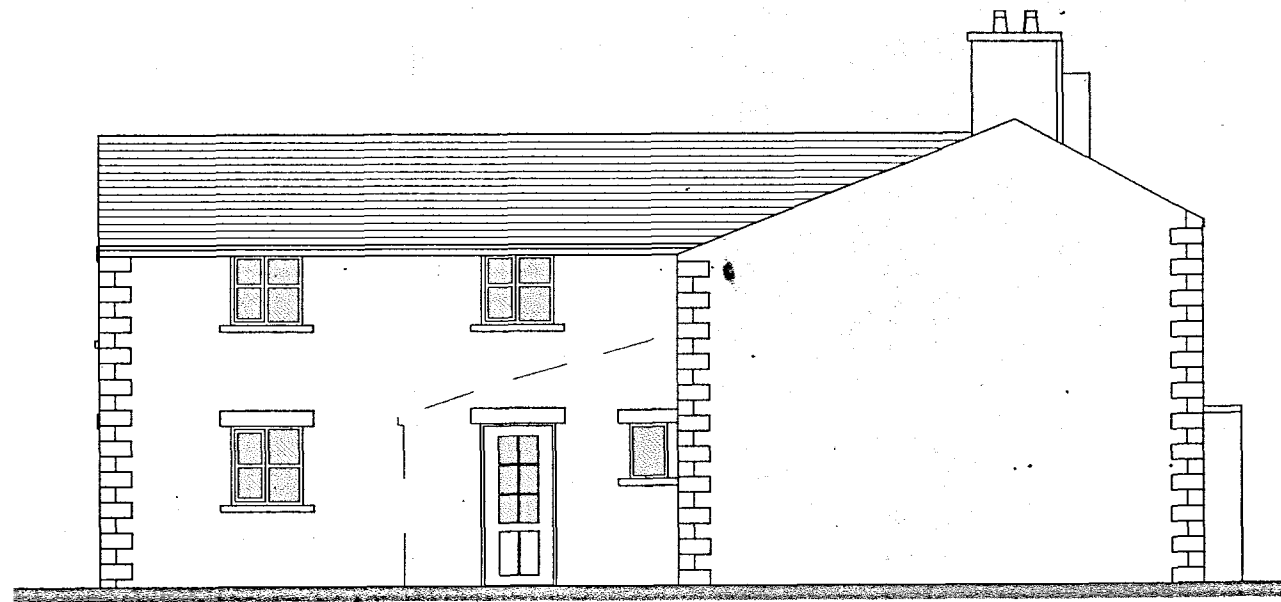
Certificate of Ownership: signed as applicant.



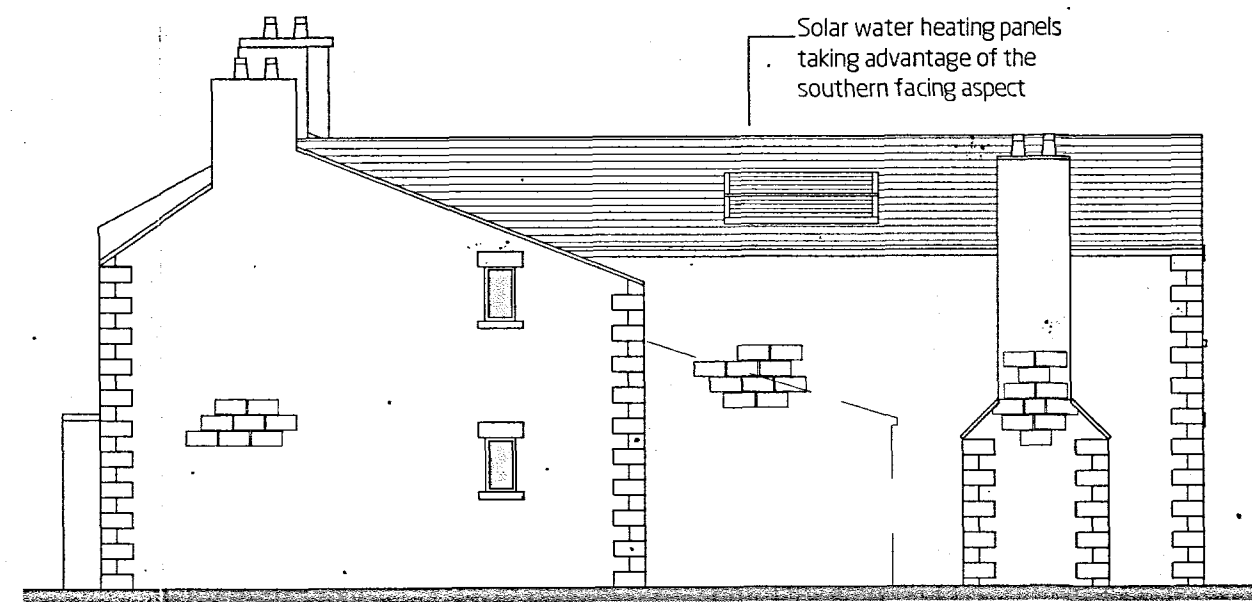
West Elevation



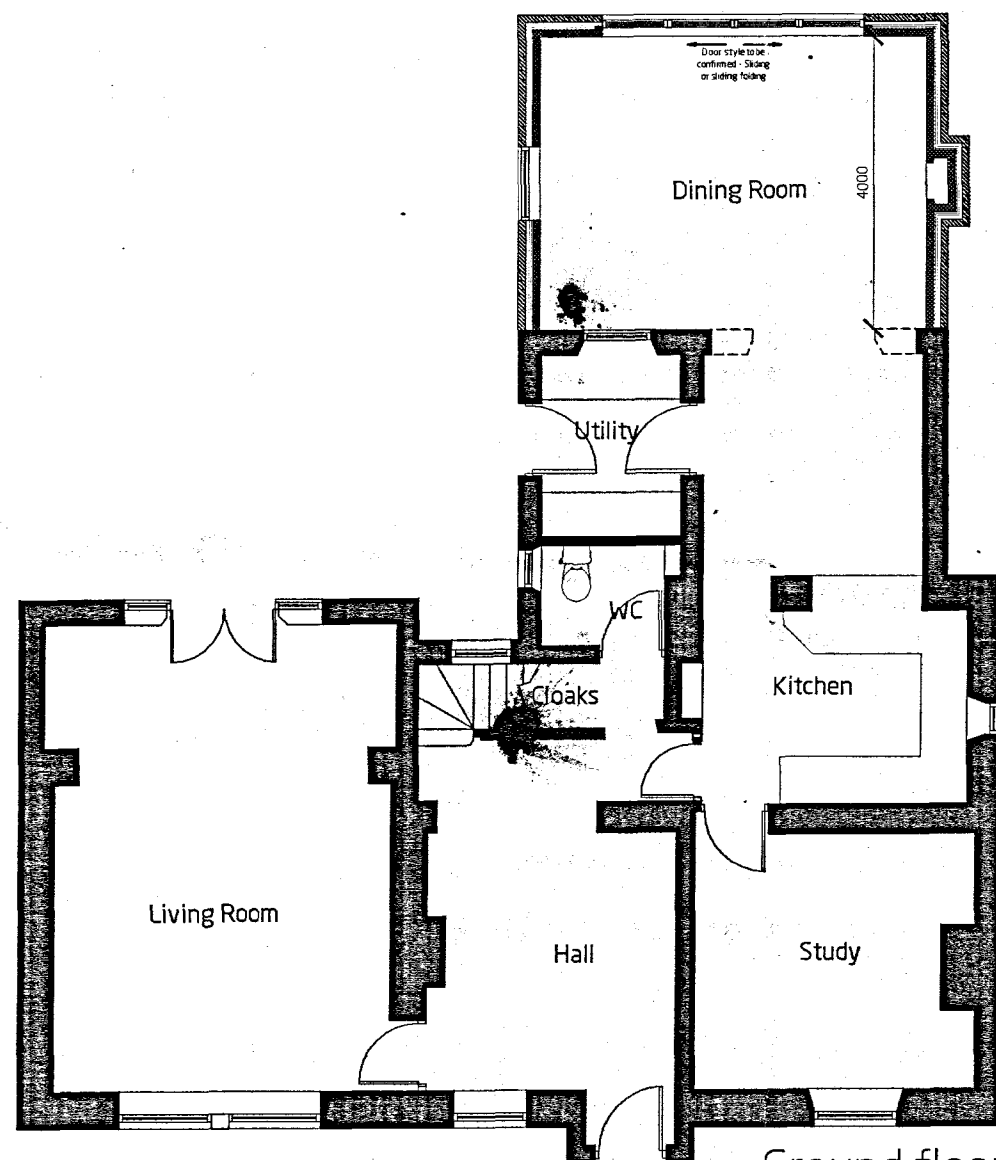
East Elevation



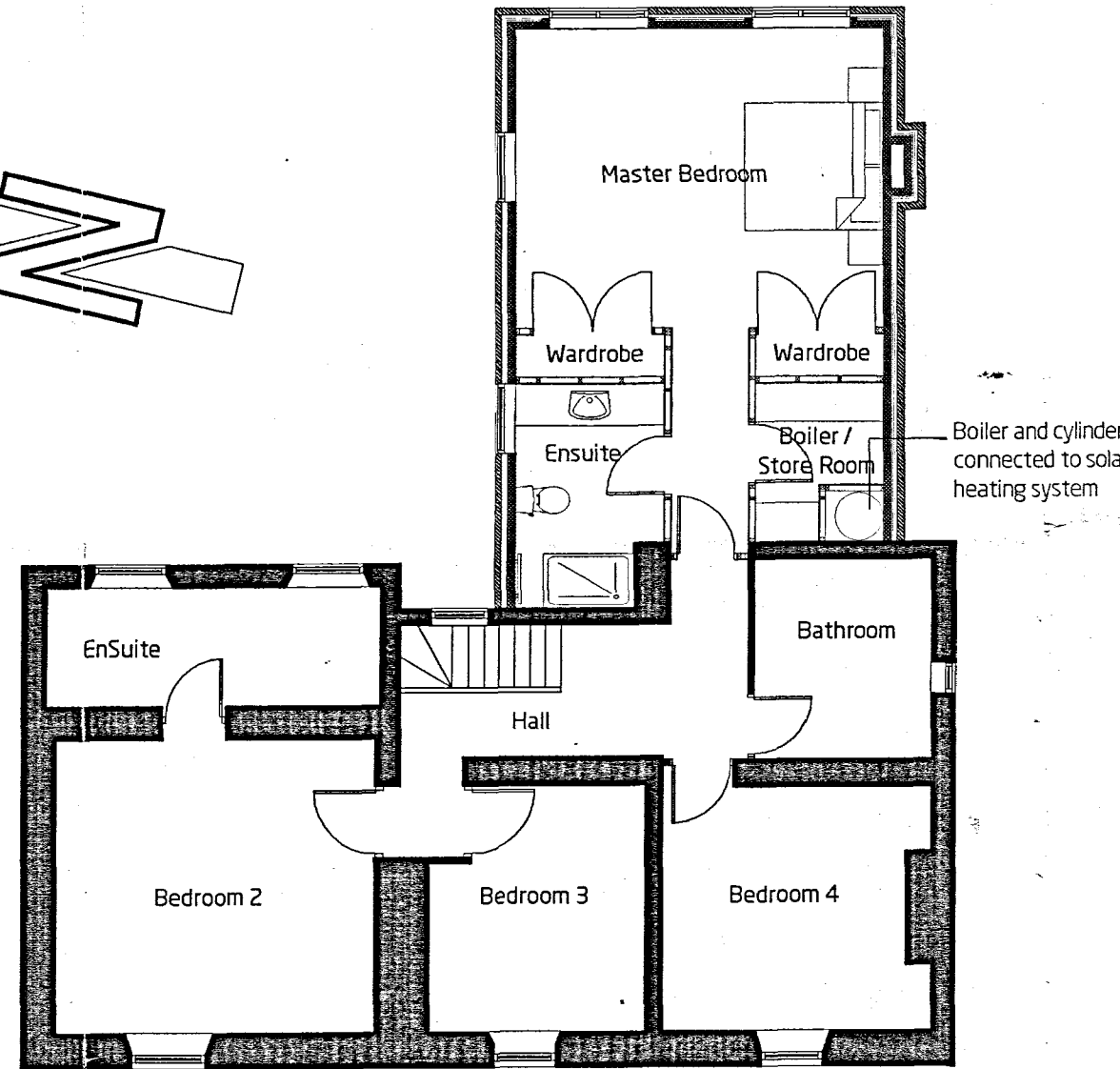
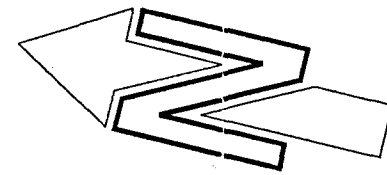
North Elevation



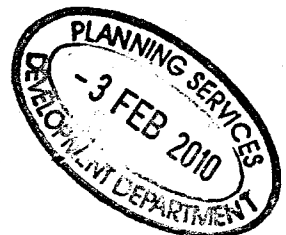
South Elevation



Ground floor Plan



First floor Plan



Ryder Cottage, EAST KESWICK

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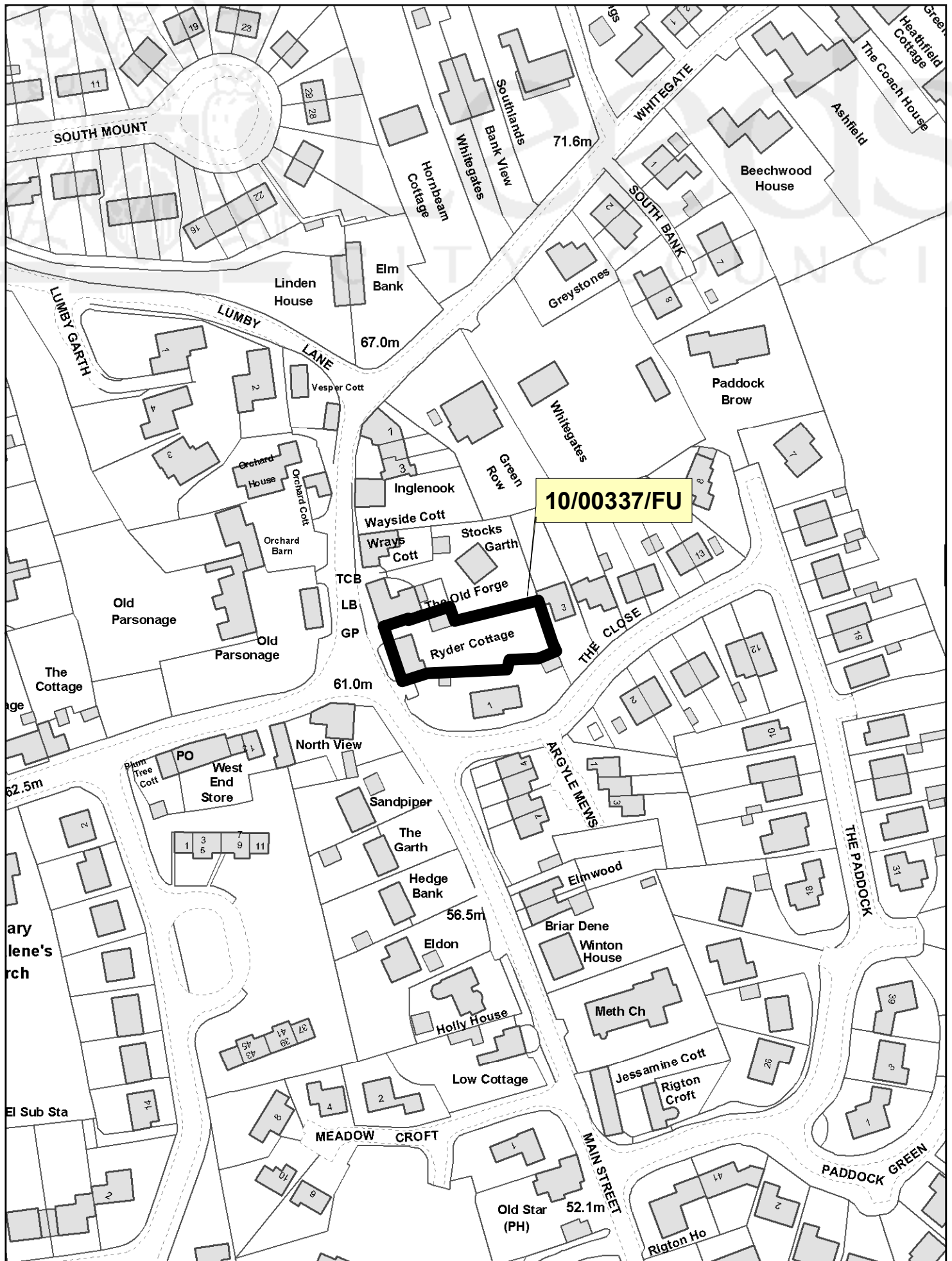
PLANNING
 subject to structural review

| revision | date | content |
|----------|----------|--|
| D | 25/01/10 | REVISED FOR PLANNING SUBMISSION |
| C | 18/01/10 | SOLAR PANELS ADDED |
| B | 01/12/08 | REVISED IN RESPONSE TO PLANNERS COMMENTS |
| A | 18/06/08 | REVISED AS CLIENTS INSTRUCTIONS |

| | |
|----------------|--|
| project | Ryder Cottage Main Street East Keswick |
| client | Mr R Thornton |
| title | Proposed Extension and Alterations Plans & Elevations |
| date | May 08 |
| scale | 1:100 @ A2 |
| drawn | OMB |
| drawing number | 2327-102D |
| checked | |

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