



Report of the Chief Planning Officer

PLANS PANEL WEST

Date: 2nd December, 2010

Subject: APPLICATION 10/04625/FU – Recladding of front elevation with natural stone at 3 Meadow Garth, Bramhope, Leeds, LS16 9DY.

APPLICANT
Mrs P Davey

DATE VALID
05.11.2011

TARGET DATE
31.12.2010

Electoral Wards Affected:
Adel & Wharfedale

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. Development permitted shall begin before the expiration of three years from the date of this permission.
2. Development to be carried out in accordance with the approved plans.
3. Sample panel of the stonework to be approved by the Local Planning Authority prior to commencement of development.

Reasons for Approval: The application proposal is not considered to cause harm to the character or visual amenities of the area and, due to the nature of the proposal, it will not impact on the amenity of neighbouring dwellings.

1.0 INTRODUCTION:

1.1 The application is reported to Plans Panel for determination as the dwelling is the home address of an elected member of Leeds City Council.

2.0 PROPOSAL:

2.1 The applicant seeks permission to re-clad the existing brick and uPVC panelled front elevation of the property. Stone cladding is proposed to cover the existing brickwork and the remaining the uPVC cladding panels will also be removed.

3.0 SITE AND SURROUNDINGS:

3.1 The application site consists of a large end link-attached property situated at the turning head of cul-de-sac located on the south-western edge of Bramhope Village. The majority of the properties in the immediate vicinity of the site are faced with stone despite their relatively modern design and later 20th Century era of construction.

4.0 RELEVANT PLANNING HISTORY:

4.1 09/03747/FU – Pitched roof to form canopy over entrance and ground floor window to front and re-cladding of first floor area to front in brick (approved).
Minor Modification – Refused.

5.0 PUBLIC/LOCAL RESPONSE:

5.1 No letters of representation had been received at the time of the writing of this report, however in order to keep the application within the 8 week deadline for determination it is being presented to panel relatively early in the application process and as such the notification period is yet to expire. Any comments received post the writing of this report and within the notification period, which expires 1 day before the scheduled panel meeting, will be relayed to Plans Panel at the time of the meeting.

6.0 CONSULTATIONS RESPONSES:

6.1 None.

7.0 PLANNING POLICIES:

7.1 Local – Leeds Unitary Development Plan (Review 2006) Policies:
GP5: Gives advice in relation to new development stating that all new development 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.

8.0 MAIN ISSUES

- Townscape / Design and Character.
- Other Issues

9.0 APPRAISAL

Townscape / Design and Character.

9.1 The proposed re-cladding of the property with stonework and removal of the existing uPVC cladding will significantly alter the character and appearance of the property within the streetscene. The street consists of 13 properties, 9 of which are faced in stone. In this instance the proposed alterations are considered to improve the visual appearance of the dwelling by firstly replacing an overtly modern material which is

not in-keeping with the character of the majority of the street or the village as a whole, with stonework which reflects the prevailing character. Secondly the brickwork which is a feature of this and the other two linked properties is also in the minority in terms of the prevailing stonework which characterises much of the street. Although cladding this property with stonework will jar somewhat with the link attached property it will be far more harmonious with the prevailing character of the other properties in the street and this greater positive impact is considered to outweigh the minor negative impact. It is therefore considered that whilst the proposal does not match the detailing and materials of the original building the proposal does respect the prevailing character of the street and will represent a significant enhancement to character and appearance of the streetscene.

9.2 Due to the nature of the proposed development it is considered that there are no significant issues other than the effect of the proposal on the character and appearance of the streetscene.

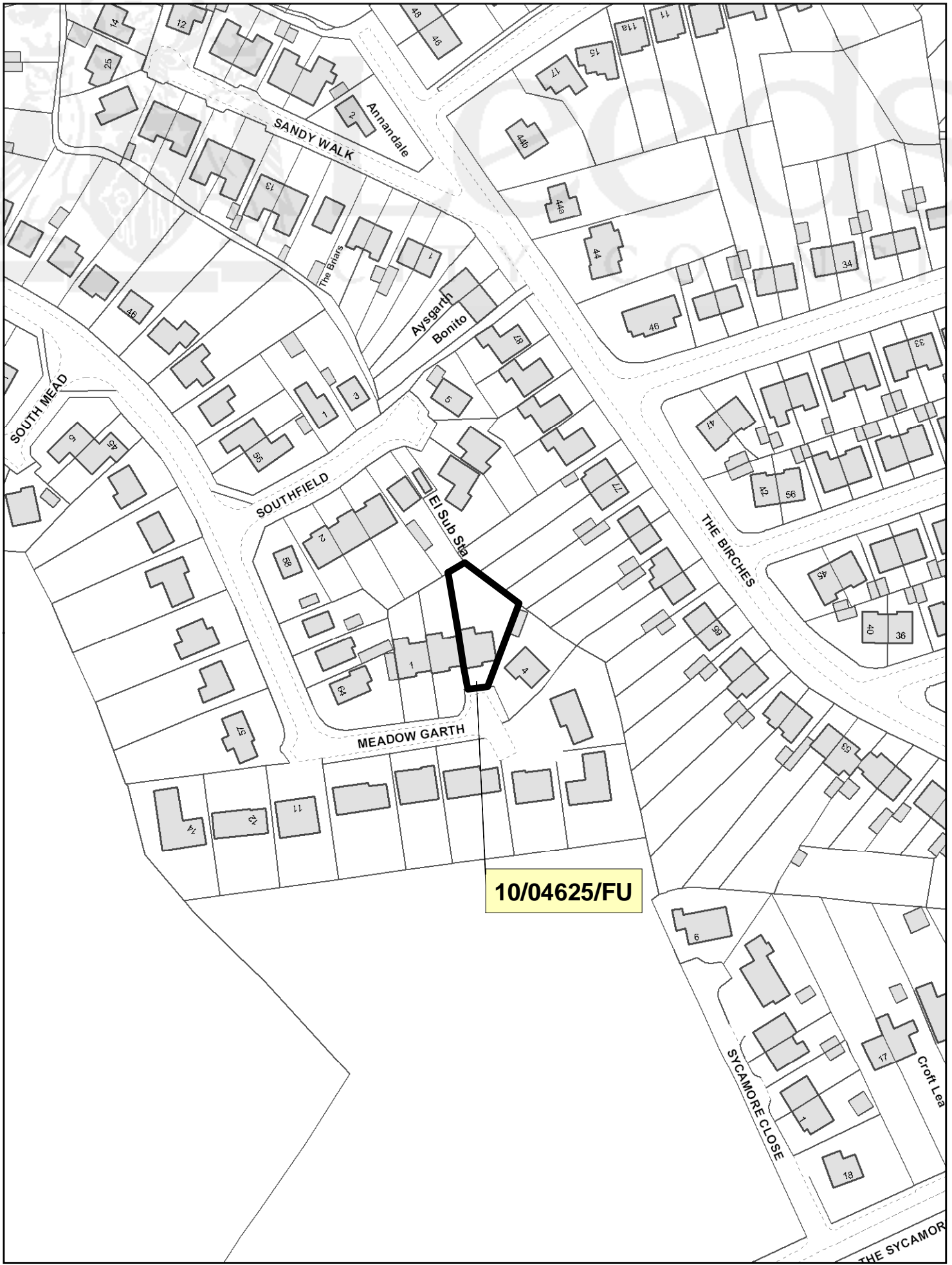
10.0 CONCLUSION

10.1 Consideration has been given to the development plan and all other material planning considerations and it is recommended that planning permission be granted for this proposed development.

11.0 Background Papers:

Application and history files.

Certificate A signed by the applicant declaring that all land is owned by applicant.



WEST PLANS PANEL

