



Report of the Chief Planning Officer

PLANS PANEL EAST

Date: 17th February 2011

Subject: APPLICATION 10/04241/RM – Reserved Matters application for one 5 bedroom detached house and attached double garage with store over at 16A Church Lane, Bardsey.

APPLICANT
M Ramsden

DATE VALID
4th October 2010

TARGET DATE
29th November 2010

Electoral Wards Affected:

Harewood

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: APPROVE DETAILS subject to the following conditions.

Conditions

1. Development to be carried out in accordance with approved plans
2. Submission of details of external materials for walls and roofing. [*No condition on outline.*]
3. Permeable materials only to be used for all external hard surfacing. [*Condition for surfacing materials but no specification to use permeable.*]
4. Details of boundary treatments to be submitted for approval, to include gates and pillars.
5. No development shall take place until full details of both hard and soft landscape works relating to the access road from the adopted highway to the entrance to the property, have been submitted to and approved in writing by the Local Planning Authority. These details shall include (a) proposed finished levels and/or contours, (b) means of enclosure, (c) other vehicle and pedestrian access and circulation areas, (d) hard surfacing areas, (e) minor artefacts and structures (eg, furniture, play equipment, refuse or other storage units, signs, lighting etc.), (f) proposed and existing functional services above and below ground (eg. drainage, power cables, communication cables, pipelines etc., indicating lines, manholes,

supports etc.). Soft landscape works shall include (g) planting plans, (h) written specifications (including cultivation and other operations associated with plant and grass establishment), (i) schedules of plants noting species, planting sizes and proposed numbers/densities, (j) implementation programme.

Reason - To ensure the provision of amenity afforded by appropriate landscape design, and as details of the access road are not provided with this application.

6. Hard and soft landscaping works shall be carried out in accordance with the approved details and in accordance with any details approved under the foregoing condition. The hard landscape works shall be completed prior to the occupation of any part of the development. The soft landscape works shall be completed by no later than the end of the planting season following the substantial completion of the development. The landscape works shall be implemented to a reasonable standard in accordance with the relevant provisions of appropriate British Standards or other recognised codes of good practice.

Reason - To ensure the provision, establishment and maintenance to a reasonable standard of landscaping in accordance with the approved proposals.

7. No development shall take place until a plan, schedule and specification for landscape management has been submitted to, and approved in writing by, the Local Planning Authority. This shall include reference to planting and hard landscaped areas, including paving, fencing and other features. The schedule shall identify the frequency of operations for each type of landscape asset and reflect the enhanced maintenance requirement of planted areas during the establishment period. It shall provide for an annual inspection during late summer for any areas of failed tree or shrub planting, and the identification of the replacements required in the autumn planting season. If development is phased, maintenance shall commence when each phase of development is completed. Prior to planting, all landscaped areas shall be cultivated and maintained in a weed free condition by mechanical cultivation or chemical control. Maintenance shall be carried out thereafter in accordance with the approved management plan.

To ensure successful establishment and aftercare of the completed landscape scheme.

8. If, within a period of five years from the planting of any trees or plants, those trees or plants or any trees or plants planted in replacement for them is removed, uprooted, destroyed or dies or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective another tree or plant of the same species and size as that originally planted shall be planted at the same place in the first available planting season, unless the Local Planning Authority gives its written consent to a variation. If such replacements die within twelve months from planting these too shall be replaced, until such time as the Local Planning Authority agrees in writing that the survival rates are satisfactory.

To ensure the maintenance of a healthy landscape scheme.

9. Preservation of existing trees during construction works.

Reasons for approval: The application is considered to comply with policies GP5, N13, N19, BC7, BD5, and LD1 of the UDP (Review 2006), as well as guidance contained within Neighbourhoods for Living: *A Guide for Residential Design in Leeds*, and the Bardsey Conservation Area Appraisal and Management Plan (2009) and having regard to all other material considerations, as such the application is recommended for approval.

1.0 INTRODUCTION:

1.1 This application is brought to the Plans Panel at the request of Ward Councillor Rachael Procter due to concerns raised over the design, drainage issues, access and lack of a detailed landscaping scheme in conjunction with the objections raised by local residents. Members will recall that this was the subject of a previous outline application which was reported to the Plans Panel on 30th July 2009. At that time, the applicant had lodged an appeal against non-determination of the application and therefore Members resolved to agree that had the Panel being able to determine the application then Members would have resolved to refuse the application due to the following concerns:

- Access to the site and the status of the Street Design Guide and its guidance on private drives;
- Drainage, and in particular problems of flooding from surface water discharge further down the hill near the Bingley Arms; and
- Siting of the dwelling and its effect on the adjoining Conservation Area.

1.2 This application was allowed and outline planning permission granted on 15 December 2009. Full costs were awarded against the Council.

2.0 PROPOSAL:

2.1 The proposal relates to the Reserved Matters pertaining to an outline approval for a detached dwelling within the village of Bardsey. The Reserved Matters which are being sought are Scale, Appearance and Landscaping, with matters relating to Layout and Access having gained approval as part of the outline consent.

2.2 The siting of the new dwelling follows the same footprint as the outline consent, and is slightly reduced as a result of providing articulation to the proposed dwelling. The proposal also includes the provision of a detached double garage which is linked to the house via a pitched roof canopy structure. In terms of scale, the proposed house measures 5.0m to the eaves and 8.5m to the ridge with the inclusion of two chimneys which extend beyond the ridge line. The scale of the garage measures 2.5m to the eaves and 5.6m to the ridge. The scale of the dwelling allows for a 2 storey property comprising living accommodation on the ground floor with 5 bedrooms and associated bathrooms at first floor level. The proposed attached double garage features storage space at first floor level.

2.3 In terms of the appearance of the dwelling, this is traditional in architectural style which features a conventional pitched roof with gable ends. The front of the house features a two storey gable projection which bisects the main eaves line. The front elevation comprises a portico and decorative features to the projecting gable. To one end of the house is an external chimney surmounted by two chimney pots. Towards the rear is a ground floor extended bay feature which has a similar appearance to a conservatory as well as a two storey projecting gable feature. All windows have traditional heads and cills, although some of the first floor windows are positioned close to the eaves level. The front and rear elevation also features a pitched roof dormer which is set into the eaves line, but which clearly reads as first floor windows in line with the remaining fenestration. Materials include the use of natural stone and slate with timber windows and doors. The proposed garage would be constructed from matching materials with 2 rooflights cut into the main front elevation.

2.4 Landscaping of the site forms the remaining Reserved Matters. The applicant proposes to enhance all the boundaries of the site by planting new, or infilling

existing, hedging, with additional tree planting of silver birch and mountain ash. Two oak trees are also proposed, one adjacent to the driveway and one in the rear corner of the garden. The remainder of the area will be grassed and all existing trees will be retained within the scheme. Block paving is shown for the driveway in front of the house. No details are submitted with regard to landscaping of the access road.

3.0 SITE AND SURROUNDINGS:

3.1 The application relates to part of the garden of 16a Church Lane, Bardsey. The site is surrounded on all sides by other residential properties and as a result it has no "road frontage". There are a number of mature trees both within the site boundaries and immediately beyond them. To the north of the site properties that back onto the application site form a linear development that fronts Woodacre Crescent and the properties on the west, east and southern boundaries are a mixture of property styles and designs. This area of Church Lane is characterised by large detached houses set in large garden plots giving a spacious feel with mature landscaping.

3.2 The site is outside, but bounded by the Bardsey-cum-Rigton Conservation Area which is located beyond the eastern and northern boundaries. The site lies close to the historic core of the village, and adjacent to two areas that are considered to contribute to the villages "sense of place". The site lies in a valley with land rising to the south.

4.0 RELEVANT PLANNING HISTORY:

09/01678/OT: Outline application for one detached house

4.1 This application was the subject of an appeal against non-determination of the application in the absence of a decision made by the Council. However, a report was presented to Members on 30th July 2009 seeking the Panel's views on the proposal had the Panel been in a position to formally make a decision. The comments made by the Plans Panel are set out in paragraph 1.1 of this report. The outline application sought approval for matters relating to Layout and Access.

4.2 The appeal was the subject of a Hearing held on 17 November 2009, and a decision was issued on 15 December 2009. The appeal was allowed and planning permission was granted. A summary of the appeal was reported to Members on 11 February 2010. The Inspector concluded that, whilst the proposed layout would not strictly comply with the Street Design Guide it would not materially undermine the objective of highway safety. It was also suggested that the Council's concern in respect of the potential future financial burden arising from unadopted private drives was a 'pecuniary matter that carries little weight as a material planning consideration'.

4.3 The Inspector also took the view that a suitably designed dwelling on the appeal site within the layout/footprint proposed need not necessarily harm the character or appearance of the surrounding area, including the setting of the adjacent Conservation Area. In terms of flooding, the Inspector found that the site was underlain with sandstone and that there was no reason to suppose that that it would not be possible to provide a suitable environment for a sustainable surface water drainage system. She concluded that this was a matter that could be secured by condition as could details of foul drainage. The Inspector also addressed other matters raised by local residents namely the impact on living conditions of existing residents and found no reason to disagree with the findings of previous Inspectors

that with a suitable orientation and design a dwelling on the site need not cause unacceptable harm to adjoining occupiers.

- 4.4 With regard to the issue of landscaping the Inspector concluded that "...it is necessary to secure specific hard and soft landscaping matters, together with a scheme of implementation and maintenance, in the interest of visual amenity, particularly given the location of the site adjacent to a Conservation Area."

07/07117/OT: Erection of detached house

- 4.5 This was an outline application which was recommended for approval by officers but was overturned by the Panel. The application was determined on 17 April 2008 and the reason for refusal was:

"The Local Planning Authority considers that, by reason of the intensification of the use of an access drive with an inadequate layout and geometry, the proposed development will result in inconvenience to users of the access drive and will be detrimental to highway safety. As such the proposed development is contrary to Policies GP5 and T2 of the Leeds Unitary Development Plan (Review 2006)."

- 4.6 The Appeal was dismissed on highway safety grounds. However, in that decision the Inspector made specific reference to the areas of concern which led to the decision and the subsequent submission (09/01678/OT) and included improvements.

06/06058/FU Erection of two 4 bedroom detached houses

- 4.7 This application was submitted following the dismissal of the earlier appeal with revisions to overcome the concerns with the original scheme. However, it was considered that the revisions did not resolve the reasons for which the appeal was dismissed, and therefore the application was refused on 15 December 2006 for the following reasons:

"The Local Planning Authority considers that the proposed development would, by reason of the proposed dwellings' close proximity to existing trees including trees protected by tree preservation order and conservation area designation and the relationship of the proposed drive to protected trees, adversely affect the future health of these trees to the detriment of the visual amenity and character of the immediate locality and the adjacent Bardsey Conservation Area. As such, the proposal is contrary to Policies GP5, N19 and LD1 of the Leeds Unitary Development Plan, the Council's Supplementary Planning Guidance document 'Neighbourhoods for Living and the Bardsey Village Design Statement.'"

"The proposed development would, by reason of its proximity to existing trees, adversely affect the residential amenity of the future occupiers of the proposed dwelling, contrary to Policies GP5, LD1 and BD5 of Leeds Unitary Development Plan, and the Council's Supplementary Planning Guidance document Neighbourhoods for Living and Part 6 of the Council's supplementary planning guidance document Residential Design Aid 4."

- 4.8 The application was subsequently appealed and dismissed. The Inspector deemed that the tree issues had been satisfactorily resolved. The appeal was dismissed due to concerns with the access drive and the impact through noise and nuisance of vehicular movements on the residential amenity of the property 'Cherry Trees'. In

addition, the Inspector also had concerns with internal access arrangements including the lack of turning area and provision for emergency and service vehicles. Both these applications involved access to the plot from the north from Woodacre Crescent.

31/207/05/FU: Erection of two 4 bedroom detached houses

4.9 The application was refused for the following reason:

“The Local Planning Authority considers that the proposed development of this site for 2 detached dwellings, by reason of the amount of development, including the overall site coverage of the buildings and access and parking areas, constitutes an overdevelopment of the site causing harm to the character and amenities of the area contrary to Unitary Development Plan Policies GP5, H8, H1A and BD5 and LCC Neighbourhoods for Living.”

4.10 An appeal was lodged and whilst the Planning Inspector did not accept Leeds City Council’s reason for refusal, the appeal was dismissed due to the impact the development would have on trees and landscaping on the site.

10/03784/OT: Outline application to erect a detached dwelling

4.11 This is located within the curtilage of No. 16a Church Lane and lies immediately to the south of the existing house. This application seeks approval for access only, with all other matters reserved for future consideration. This application has been submitted by a different applicant to that relating to the current Reserved Matters application. This application is now the subject of an appeal against non-determination and officers are of the opinion that if it could be determined it would have been recommended for refusal.

5.0 HISTORY OF NEGOTIATIONS:

5.1 The original application included a dormer window set within the front roofslope of the garage. Following negotiations, the dormer has been omitted and replaced with 2 rooflights, while the eaves of the garage has been reduced in height.

5.2 Negotiations regarding the landscaping of the site have also been undertaken which involved a Ward Councillor and local residents. The applicants have now submitted a scheme which details enhanced boundary planting to provide visual screening and improved outlook for neighbouring residents.

6.0 PUBLIC/LOCAL RESPONSE:

6.1 The application was advertised as affecting the character of a conservation area by the posting of site notices on 15 October 2010 and through a press notice published on 29 October 2010 in the Boston Spa and Wetherby News. Individual neighbour notification letters were also sent to a significant number of local residents who submitted representations at the time of the previous outline planning application. To date, a total of 8 letters of objection have been received. The objections relate to the following issues and concerns:

- Garden grab will adversely affect the immediate vicinity and increase housing density, contrary to the Parish Plan;
- Height of garage should be single storey and not consistent with the outline approval;
- Drainage issues have not been addressed;
- Driveway is not wide enough, is too steep and does not meet acceptable standards;
- Access road is detrimental to highway and pedestrian safety;
- Work on access road is required before development commences;
- Building would have a significant visual impact on surrounding properties;
- Inconsistencies on the submitted plans;
- Mass of building would impact on outlook;
- Sections are required to assess impact;
- Pillars at the front door are out of character;
- Windows are excessive and should be made from wood;
- Rear conservatory is dominated by glass and should be reduced;
- Amount of hardstanding for cars should be reduced;
- House should be constructed from stone, similar to Bingley Arms;
- Disputes over maintenance of the access road;
- Number of windows is excessive and will impact on privacy;
- New trees and stone walling should be introduced to protect privacy;
- All trees should be retained;
- It was assumed the dwelling would be a bungalow or dormer style house to protect privacy and limit impact on the conservation area;
- Height of dwelling should be reduced by digging into the bank;
- Surface water runoff should not run into adjoining gardens;
- Foul drainage should not run through neighbours land;
- Building should not start until the drainage issues have been resolved;
- Proposal will spoil the life of this village;

6.2 **Bardsey Parish Council:** Objections are raised to the proposal on the following grounds:

- Outline application was for a single storey garage, while the proposal relates to a 2 storey garage;
- Drainage factors have not been fully considered;
- Supply and connection of all mains services requires clarification;
- Concerns over increased traffic movements;
- Trees to be retained should be protected by TPO's;
- Inconsistencies between the approved outline drawings and the RM drawings;
- Concern over the ease of access to the site for refuse and emergency vehicles;
- If permission is granted, then all traffic associated with the development must be accommodated within the site. No construction traffic should be parked on Church Lane at any time.

6.3 **Ward Members:** A briefing session was provided for Cllr Rachael Procter. At the briefing, Cllr R Procter raised concerns relating to the design of the house, the impact on drainage and the lack of a detailed landscaping scheme. Concerns were also raised over the access arrangements.

6.4 Following the submission of a landscaping scheme, residents were further notified of the proposal and asked to comment. This was done via a standard letter to all previous contributors, however immediate neighbours were also sent a separate

letter detailing the revisions, along with a paper copy of the plan on 2nd February 2011. Members will be updated at the panel meeting regarding the outcome of this.

7.0 CONSULTATIONS RESPONSES:

Non-statutory:

7.1 None.

Statutory:

7.2 None.

8.0 PLANNING POLICIES:

Development Plan:

8.1 The development plan comprises the Regional Spatial Strategy to 2026 (RSS) and the adopted Leeds Unitary Development Plan (Review 2006). The RSS was issued in May 2008 and includes a broad development strategy for the region setting out regional priorities in terms of location and scale of development. No RSS policies have specific relevance to the application site or scheme proposed.

Leeds Unitary Development Plan (Review 2006):

8.2 The site is unallocated within the UDP and lies outside, but adjacent to the Bardsey-cum-Rigton Conservation Area. The following policies are relevant:

Policy GP5: Seeks to ensure that development proposals resolve detailed planning considerations, including amenity, access and drainage.

Policy N13: Requires all new buildings to be of high quality and have regard to character and appearance of surroundings.

Policy N19: All new buildings within or adjacent Conservation areas should preserve or enhance the character and appearance.

Policy BC7: Development with conservation areas shall use natural materials.

Policy BD5: States that new buildings should give consideration to both their amenity and that of their surroundings.

Policy LD1: States that landscaping should reflect scale & form of adjacent development and character & appearance of area; complement views, skylines & landmarks; provide access for disabled; provide interest at street level & from surrounding buildings; protect existing vegetation; allow sufficient space around buildings to retain existing trees in healthy condition & allow new trees to grow to maturity; complement & integrate existing landscape, ecological or architectural features; and be protected until sufficiently established.

Policy T2: New development should be adequately served by existing or by improvements to the highway to not create or materially add to problems of safety, environment or efficiency on the highway network.

8.3 Supplementary Planning Guidance/Documents

SPG13: Neighbourhoods for Living
The Street Design Guide

Bardsey-cum-Rigton Village Design Statement: The site falls within the identified historic core of Bardsey (Area 1). Within this area stated guidelines and priorities include that:

- The character and appearance of the Conservation Area should be preserved and enhanced.

- New styles should be in sympathy with their surroundings.
- Further infill, which might be at the expense of the valuable space and picturesque views, should be resisted.

Bardsey-cum-Rigton Conservation Area Appraisal and Management Plan (March 2009). Whilst the site is not within the Conservation Area boundary, it does immediately abut the Conservation Area which is to the north and east of the site. Development to the east of the site is within Character Area 1 which is the village core of Bardsey, whilst development to the north is within Character Area 4 which includes Woodacre Crescent an early 20th century residential development. Trees are considered an important part of the distinctive character of the area with views into Bardsey being dominated by the tree canopy. Hedges are significant boundary treatments that are also a character.

8.4 National Planning Policy

Planning Policy Statement 1: Delivering Sustainable Development (PPS1)
 Planning Policy Statement 3: Housing (PPS3)
 Planning Policy Statement 5: Planning for the Historic Environment (PPS5)

9.0 MAIN ISSUES

- Scale (and Impact upon Character and Living Conditions)
- Appearance and impact on Conservation Area
- Landscaping
- Consideration of Objections
- Conclusion

10.0 APPRAISAL

10.1 The application site lies within the existing residential envelope of Bardsey. Outline planning permission has previously been granted for one detached house by the Planning Inspector in her decision dated 15 December 2009. This established the principle of development, as well as the layout of the house and garage and the means of access from Church Lane. Accordingly, such matters have already been established and the current proposal seeks approval for matters relating to Scale, Appearance and Landscaping only.

Scale (and Impact upon Character and Living Conditions)

10.2 The footprint of the house and garage is located entirely within the footprint shown on the outline approval. Matters relating to scale were not considered at the outline stage and therefore the current proposals seek to provide such details in accordance with the requirements of Condition 1 of the Inspectors decision letter. The drawings submitted indicated that the scale of the proposed house measures 5.0m to the eaves and 8.5m to the ridge with the inclusion of two chimneys which extend beyond the ridge line. The scale of the garage measures 2.5m to the eaves and 5.6m to the ridge. The scale of the dwelling allows for a 2 storey property comprising living accommodation on the ground floor with 5 bedrooms and associated bathrooms at first floor level. The proposed attached double garage features storage space at first floor level. Cross sections through the site have also been submitted to show the relationship of the scale of the house to that of adjacent

properties. Levels details have also been provided to show the finished floor levels set against the existing ground levels within the site and towards the boundaries.

- 10.3 In general the immediate area houses are typically between 12m wide (no. 18) and 27m wide (Springwood House) with neighbouring properties being 23m wide (no. 16), 14m (16a), and typically 15m wide for detached properties on Woodacre Crescent. Depths are typically between 8m and 14m. Most surrounding properties are 2 storeys high, although there are some bungalows (no. 20), and 16a itself is a mix of 1.5 and 2 storeys.
- 10.4 From the information provided it has been demonstrated that the scale of the proposed house is compatible with the scale of adjacent houses in terms of ridge and eaves heights, as well as the overall footprint. The overall footprint of the proposed house is 196m², with a garage of 44m². Number 16 to the front has a footprint of 205m², and no. 20 is 196m². Levels for the proposed house would be lowered and dug out and levels re-graded back so that the house would sit comfortably within its context. The cross section shows the relationship of the house to Little Croft and Cherry Trees to the north within Woodacre Crescent as well as the relationship to nos. 16 and 16a Church Lane. This illustrates that the proposed house is set down at a lower level than the properties within Woodacre Crescent resulting in a dwelling that would not be visibly prominent. Assessments of heights of houses on Church Lane suggest that the proposed may be marginally higher to the ridge line; however the house sits on a slope between Church Lane and Woodacre and will appear as an intermediate height, stepping up this slope. This is quite a strong characteristic of this local area.
- 10.5 Concerns were raised by a number of residents that the scale of the garage with store above departed from what was agreed at the outline stage. However, scale was reserved for future consideration and in this instance the scale of the proposed garage with the store over is considered to be acceptable.
- 10.6 In assessing the impact on the living conditions of adjacent neighbours, the scale of the dwelling and garage, together with the position of windows and orientation of the house, it can be concluded that the proposal would have no significant impact in terms of overlooking and loss of privacy, dominance and loss of outlook and loss of sunlight and daylight. The proposal is consistent with the minimum dimensions set out within Neighbourhoods for Living which also seeks to take into account the local character.

Appearance and impact on Conservation Area

- 10.7 The appearance of the proposed house and choice of external materials must be considered as well as its visual impact on the character and appearance of the adjoining Bardsey-cum-Rigton Conservation Area. Consequently, the guidelines contained within the Bardsey-cum-Rigton Village Design Statement and Bardsey-cum-Rigton Conservation Area Appraisal and Management Plan are a material planning consideration. This was something that was identified at the previous outline appeal. In her decision letter, the Inspector comments:

“The Conservation Area Appraisal notes that Woodacre Crescent, which was developed during the early 20th Century, comprises substantial detached properties set in private gardens. The current scheme proposed a dwelling on a plot that would be of similar proportions to those adjacent, and much larger than those to the north with the Conservation Area.”

- 10.8 The Inspector then commented that matters relating to appearance and scale were reserved for future consideration and was satisfied that a suitably designed dwelling, within the layout/footprint permitted need not necessarily harm the character or appearance of the surrounding area, including the setting of the adjacent Conservation Area.
- 10.9 As such, the proposed design and appearance of the house and adjoining garage is considered to be sympathetic to the design and character of other dwellings in the immediate locality. The use of projecting gables helps break up the mass of the house on both elevations while the window proportions and dormers set within the eaves are appropriate. The design of the garage is also reflective of the main house and would read as a subordinate building within the curtilage. The proposed materials would include the use of natural stone and slate with timber windows and doors. Whilst the front portico and decorative gable feature are not particularly prevalent architectural details on other properties in the locality, given the location of the site, the proposed dwelling would not be particularly prominent within the streetscene.
- 10.10 As a consequence of the siting of the proposed dwelling which would be located within part of the garden area of no. 16a and accessed via a private drive, coupled with the fact that all existing trees around the perimeter of the site would be retained, the visual impact of the new dwelling would be limited. As such, it is not considered that the dwelling would adversely affect views into and out of the adjacent Conservation Area. It can therefore be concluded that the proposal complies with the relevant UDP policies, the guidance contained within PPS5 as well as the Village Design Statement and Conservation Area Appraisal and Management Plan.

Landscaping

- 10.11 There are a number of trees along the eastern boundary of the site that are protected as part of a Tree Preservation Order (TPO 2006/65). Other trees beyond the northern boundary are also protected as part of the Conservation Area designation. At the previous outline appeal, the Inspector was satisfied that the layout of the house would not impact on any of these trees and a condition was imposed requiring the submission and implementation of a scheme for the protection of trees and shrubs during construction to protect visual amenity.
- 10.12 The applicant proposes to retain all of the trees and hedging around the edge of the site and to further enhance this by providing infill hedging, new hedging where none exists and planting additional trees around the boundaries. The remainder of the garden will be grassed. Subject to detailing such as tree protection and maintenance it is considered that the landscaping scheme for the garden site is acceptable. The proposed boundary planting will provide a good visual screen for neighbouring properties, enhance biodiversity and overtime will contribute to the mature tree setting that is considered an important characteristic. It can also help to soften the visual impact of the roofscape when seen in long-distance views from public footpaths.
- 10.13 In terms of hard landscaping, gravel is shown for the driveway with stone paving for footpath and patio areas. Existing fences around the boundaries are generally in the ownership of neighbours and will not be removed. Services that need to go underground such as cables and pipes for power and drainage are indicated to go under the driveway and so would not interfere with soft landscaping within the site.

The layout of such services is also required as part of a condition on the outline permission.

- 10.14 One aspect of landscaping that has not been addressed is that of the access road. There is a concern that any widening or improvement works to the access road could have a detrimental impact on the existing trees (some of which are protected) in and around the road area. A scheme for the access road has not been submitted and this is subject to a separate condition on the outline permission. It is therefore considered reasonable to place a condition on this approval to request details of landscaping of the access road (including protection and retention of existing trees) to be submitted before any works commence.

Consideration of Objections

- 10.15 Issues concerning the loss of the garden, the vehicular access, and impact on highway and pedestrian safety were all matters which were addressed at the outline stage by the Inspector. A number of objections also related to the impact on drainage. On this issue, the Inspector noted at the outline appeal that the site is underlain with a sandstone substrate and had no reason to suppose that it would not be possible to provide a suitable environment for a sustainable surface water drainage system which would not increase run-off from the site. A condition was therefore imposed on the outline permission requiring the submission of foul and surface water drainage scheme. Therefore, matters relating to flooding and drainage were previously considered and are not for consideration of the reserved matters stage.
- 10.16 Concerns were also raised over the scale of the house and in particular the garage. However, scale was not determined at the outline stage and was reserved for future consideration. In this instance, the scale of the proposed garage with the store over is considered to be acceptable. Sections have also been provided to show that the scale of the house is set down at a lower level than the houses within Woodacre Crescent and would not be unduly prominent. Revised plans have also been submitted and the inconsistencies have been resolved with the plans.
- 10.17 Matters relating to the design of the house have been discussed above, while the proposed materials would include the use of stone and slate, samples of which would need to be submitted as part of a planning condition. Issues relating to landscaping have also been addressed within this report.

11.0 CONCLUSION

- 11.1 Reserved Matters are sought relating to Scale, Appearance and Landscaping following the granting of outline planning permission for a detached house. It is considered that the proposed scale is acceptable in relating to adjacent properties and would not have a detrimental impact on the living conditions of neighbours. The design and use of natural materials is also considered to be appropriate and would not harm views into and out of the Conservation Area. All existing trees would be retained, and the proposed landscaping of the site is acceptable. It is considered that the reserved matters are in accordance with planning policy and therefore, the details are recommended for approval.

Background Papers:

Planning application file: 10/04241/RM and history files 09/01678/OT, 07/07117/OT, 06/06058/FU and 31/207/05/FU.



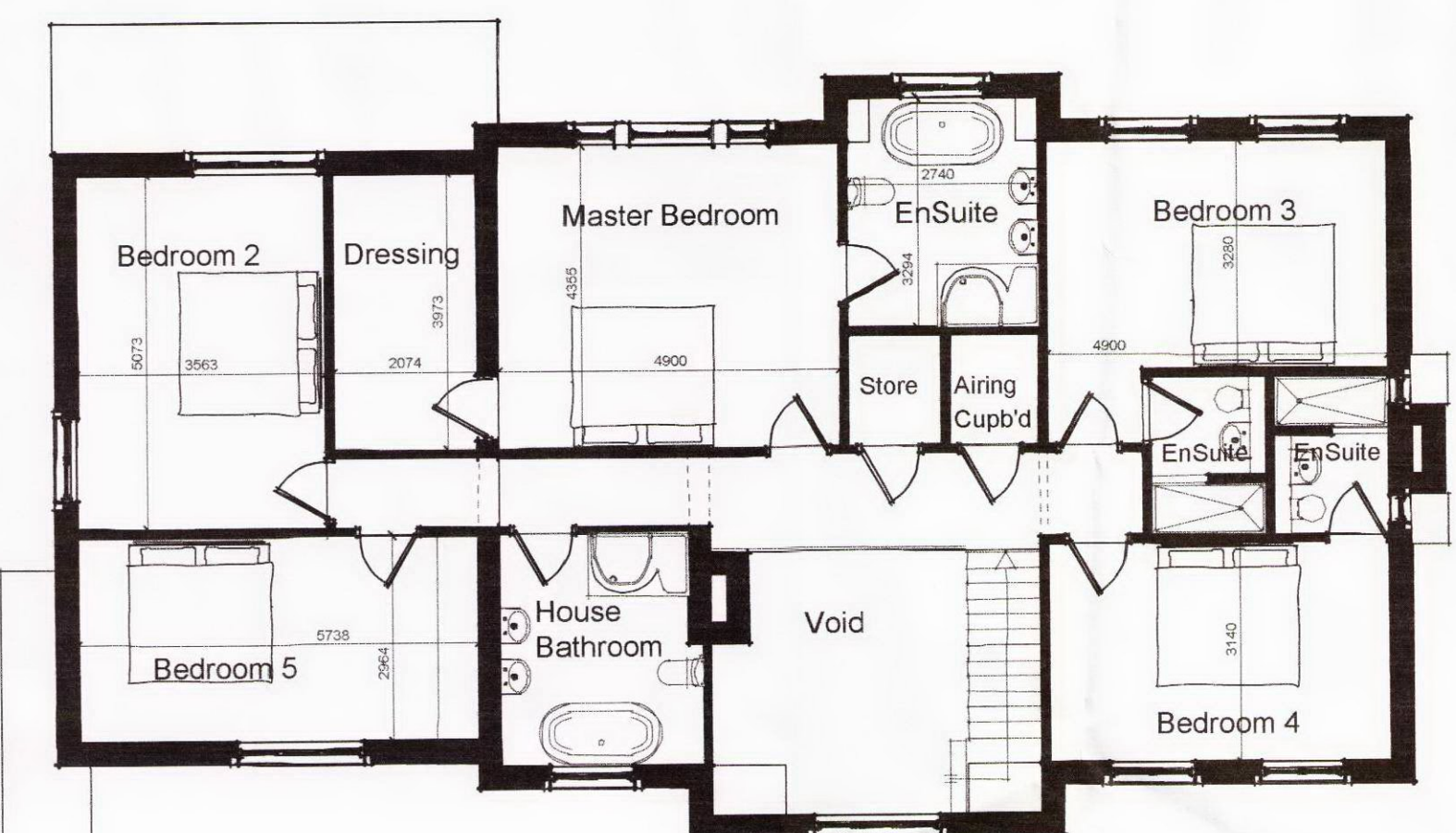
Front Elevation
Scale: 1:100



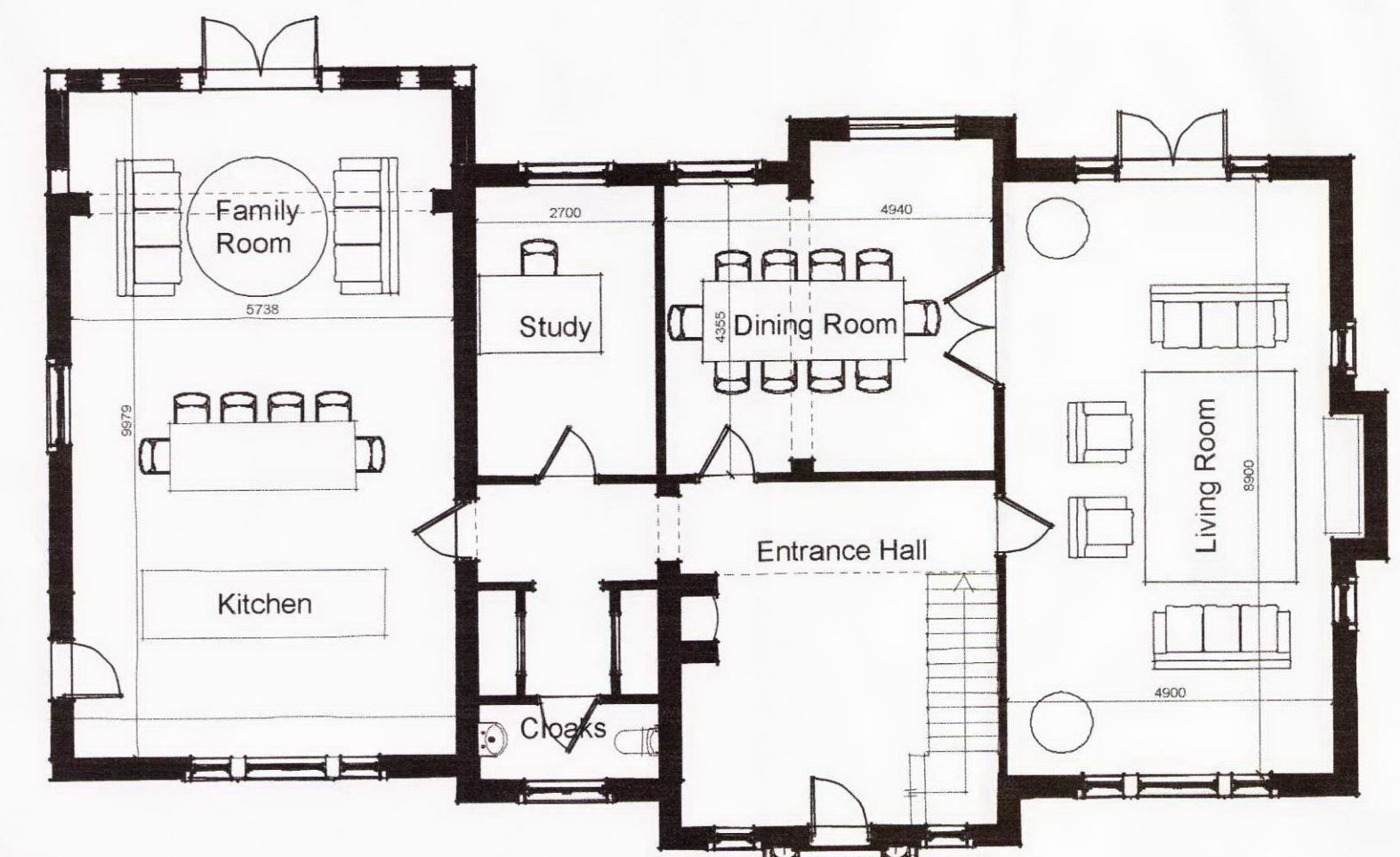
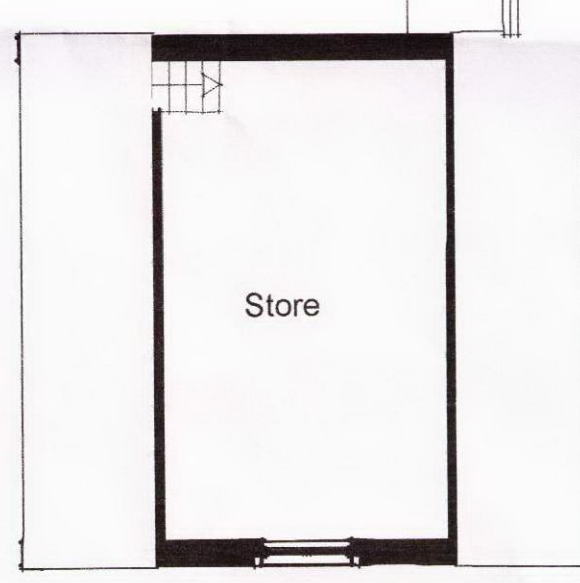
Garage / Side Elevation
Scale: 1:100



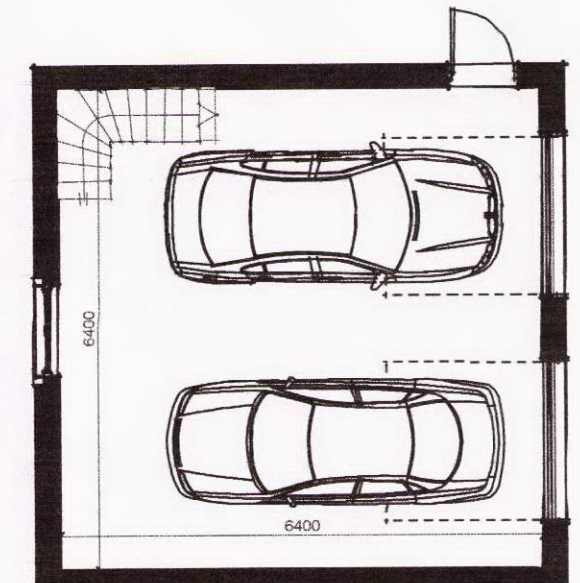
Rear Elevation
Scale: 1:100



First Floor Plan
Scale: 1:100



Ground Floor Plan - FFL: 98.500
Scale: 1:100



Side Elevation
Scale: 1:100



Front Perspective



Rear Perspective



Site Plan
Scale: 1:200

Planting Specification
Grass Areas:

Maintenance Objective
The maintenance objective is to provide an even standard of vegetation of uniform height and colour comprising predominately grass species, with no more than 5% dicotyledonous plants.

Maintenance Operations - Year One and beyond
Mowing shall be carried out using a rotary mower where appropriate to maintain the vegetation within 20-50mm during April to September and 30-50mm during the rest of the year. The clippings may be returned but must be distributed evenly over the surface, and at no time shall a layer of clippings be of such a depth that will affect the growth of the sward.

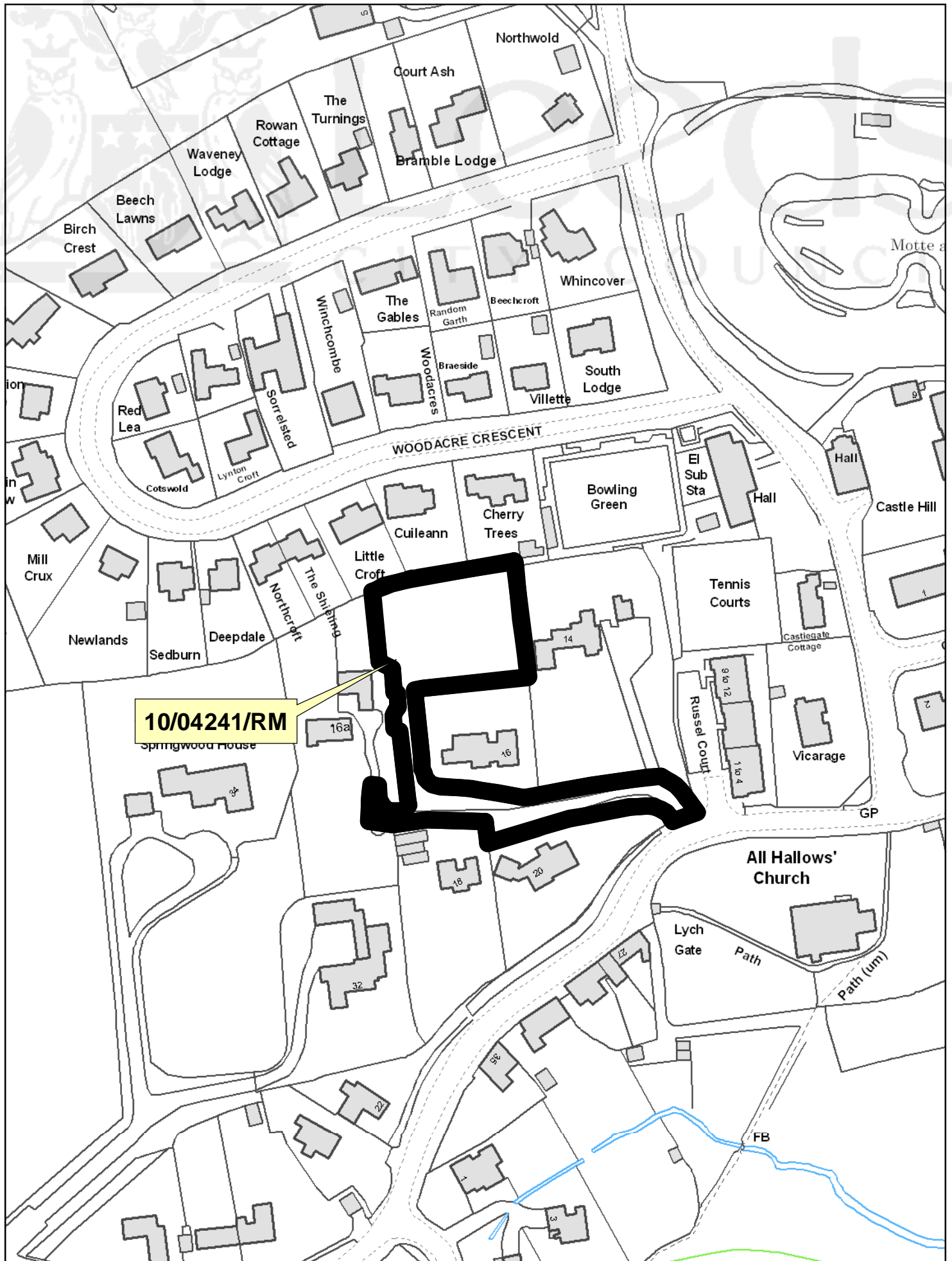
Where necessary grass areas may be sprayed with a suitable approved selective herbicide in accordance with the manufacturer's instructions. Alternatively, spot weeding of isolated weed infestation may be carried out.

Scarify grass annually in the autumn.

Apply organic fertilizer in the Spring and Autumn.

Remove all litter, debris, and deleterious material from site at regular intervals and prior to mowing.

All edges of grass areas, against buildings, footpaths, roadways, trees, posts, and any other obstructions shall be kept neat and tidy by use of hand/mechanical edge trimmer or herbicide as appropriate. Reinstatement by re-turfing or reseeded of worn grass areas shall be undertaken as necessary and at the appropriate time of year.



10/04241/RM

Springwood House

EAST PLANS PANEL