



Report of the Chief Planning Officer

PLANS PANEL WEST

Date: 18th August 2011

Subject: PLANNING APPLICATION 11/00903/FU – One detached house to replace existing bungalow at 16 Woodhall Croft, Stanningley LS28 7TU

APPLICANT	DATE VALID	TARGET DATE
Mr. A Gallagher	5 th April 2011	31 st May 2011

Electoral Wards Affected:

Calverley & Farsley

N

Ward Members consulted
(Referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

APPROVE planning permission, subject to the following conditions

- 1 3 year time limit
- 2 Development completed in accordance with approved plans
- 3 Samples of walling and roofing materials submitted / approved
- 4 Contaminated Land inspection and remediation condition.
- 5 Details of secure cycle storage facilities
- 6 Obscured glazing to first floor bathroom dormer window

In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), the

Regional Spatial Strategy 2008 (RSS) and The Development Plan, the Leeds Unitary Development Plan Review 2006 (UDPR).

GP5, N13, BD5, T2 and T24

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

1.0 INTRODUCTION

- 1.1 This application seeks full permission for a replacement house within an established residential area and is brought before the West Plans Panel at the request of Councillor Andrew Carter who maintains concerns about the impact of the revised proposal on the amenity of the resident of No. 18 Woodhall Croft. Following substantial revisions to address concerns of overdominance and design / appearance, the proposal is now considered appropriate in planning terms, and is therefore recommended for approval subject to conditions. The application was deferred at the last Panel meeting so a site visit, requested by Councillor Carter, could take place.

2.0 PROPOSAL

- 2.1 This application is for the demolition of the existing 1960s brick bungalow and replacement with a two-storey detached house of similar design to the 'chalet-style' properties adjacent and in the surrounding area.
- 2.2 Following discussions with the applicant, the design has been revised from the large detached property with high ridge and eaves originally proposed. The revised scheme incorporates a ground floor living room, dining kitchen and study linked by a hallway with stairway leading to four first-floor bedrooms (one with en-suite) and house bathroom. Under this arrangement the northern side wall of the existing property will be retained and incorporated into the design to avoid disturbance to the adjacent carport roof which it supports.
- 2.3 There is no garage proposed and for this reason details of separate cycle parking facilities are to be conditioned. Car parking will take the form of two tandem forecourt spaces for which there is a precedent in the area with many of the original integral garages to this housetype having been converted to accommodation and additional parking provided within the front gardens.
- 2.4 The proposed house will follow the outline of the existing to the northern, western and most of the eastern elevations, but project a further 1.0m to the south, bringing it to within 1.0m of the southern boundary with No. 14. It will be set back from the facades of the adjacent properties as at present and have a ground floor footprint of approximately 102m² (compared to the 81m² of the existing dwelling).
- 2.5 The front and rear gardens will be retained and set mainly to lawn, again as at present. The house will be finished in painted render over red brick with feature soldier courses and a tiled roof with matching dormer to resemble similar existing housing in the vicinity. The house is not a perfect replica of the 'chalet-style' dwellings represented by the adjacent property at No.14, since the frontage of the former is approximately 1.7m wider, the eaves line on the southern elevation 1.3m lower and an additional frontage window included at first floor level.

3.0 SITE AND SURROUNDINGS:

- 3.1 The application relates to an existing 1960s detached bungalow in light-coloured brick, interspersed with panels of render. The house has lawned gardens to front and rear, a pitched roof of modern concrete tiles and a flagged driveway leading to an attached flat-roofed garage. It has been vacant for some time.
- 3.2 The house is located on a residential cul-de-sac within a larger established area characterised by large detached and semi-detached houses and bungalows dating from the early-mid 20th century. It backs onto open playing fields (a cricket ground) to the east.
- 3.3 The streetscene comprises three distinct styles of house: a row of five pitched roofed bungalows (Nos. 16-24); a row of four, two-storey linked-detached houses in a darker brick (Nos. 15-21), and a number of 'chalet-style' houses in brick with render over and large roofs drawn down to first floor level. These houses were constructed with integral garages, most of which have now been converted to accommodation, and several (notably Nos. 23 and 11) have been significantly extended.
- 3.4 The property is set back approximately 1.0m from the front of the adjacent bungalow at No. 18, and lies level with the front of No. 14. This house has been extended to the rear with a single-storey flat-roofed addition which projects level with the rear of the attached garage at No. 16, which in turn projects 1.0m beyond the rear wall of the house.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 There are no records of any previous planning applications on this site.

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 The scheme as originally submitted proposed a double-fronted house with full two-storey walls to either end. Whilst the presence of several styles of property within the vicinity meant that the principle of the replacement of the bungalow with a house was accepted by Officers, the design was considered excessively large and incongruous within the streetscene. It was also considered to raise issues of overdominance and overshadowing of the adjacent bungalow at No. 18. As a result a revised scheme was negotiated which retains the single-storey wall on the northern boundary and bears a closer resemblance to the chalet-style housetype which forms the majority of the two-storey dwellings on Woodhall Croft, handed to place the two-storey side elevation adjacent to the blank side elevation of No. 14.

6.0 PUBLIC/ LOCAL RESPONSE:

- 6.1 A General site notice posted 15th April 2011 and Neighbour Notification letters sent 5th April 2011. Four letters of representation were received. A second round of publicity on the amended design was undertaken by the same methods (SN posted 10th June,

NNLs sent 31st May) and this generated two additional responses from the residents of adjacent properties at Nos. 14 and 18 Woodhall Croft.

6.2 The main concerns raised in response to the two rounds of publicity can be summarised as follows:

Overdominance and overshadowing of No. 18
Overdominance of houses opposite
Demolition of boundary / side wall which supports carport roof to No.16
Dispute over position of northern boundary, height of existing premises and other draughting inaccuracies
Loss of a serviceable and increasingly scarce bungalow
Increased traffic and pressure for parking
Intended for occupation as a shared rented house resulting in nuisance and car parking
Form and design are inappropriate in streetscene context and will be incongruous.

7.0 CONSULTATION RESPONSES:

Highways: no objections subject to conditions to cover cycle storage, footpath, laying out of driveway, dropped curb.

Drainage: no objections (scale of proposal means this can be dealt with under Building Regulations)

Contaminated Land: No objections subject to site-specific monitoring and remediation condition.

8.0 PLANNING POLICIES:

Local Planning Policies:

8.2 Locally Leeds City Council has begun work on its Local Development Framework ("LDF") with the Local Development Scheme most recently approved in July 2007. This provides a timetable for the publication and adoption of the Local Development Documents.

8.3 In the interim period a number of the policies contained in the Leeds Unitary Development Plan ("UDP") have been 'saved'. The Leeds UDP Review was adopted in 2006. The most relevant Policies in the adopted Leeds Unitary Development Plan are listed below: -

- UDP policy GP5 seeks to ensure all detailed planning considerations are resolved as part of the application process including the protection of local residents amenities.
- UDP policy BD5 seeks to ensure that all new buildings are designed with consideration given to their own amenity as well as that of their surroundings.
- UDP policy N13 seeks to ensure that the design of all new buildings should be of a high quality and have regard to the character and appearance of their surroundings.

- UDP policy N25 seeks to ensure that boundaries of sites should be designed in a positive manner and be appropriate to the character of the area.
- UDP policy T2 seeks to ensure that new development should be served adequately by existing or programmed highways and by public transport, make adequate provision for cycle use and parking, and be within walking distance of local facilities.
- UDP Policy T24 seeks to ensure parking provision reflects the guidelines set out in UDP Appendix 9.

Relevant Supplementary Guidance:

8.4 Supplementary Planning Guidance provides a more detailed explanation of how strategic policies of the Unitary Development Plan can be practically implemented. The following SPGs are relevant and have been included in the Local Development Scheme, with the intention to retain these documents as 'guidance' for local planning purposes.

- SPG13 Neighbourhoods for Living.

Government Planning Policy Guidance/Statements:

8.5 In addition to the principal elements of planning policy other advice contained in Planning Policy Guidance Notes and replacement national Planning Policy Statements (PPS) may be of relevance to the submitted proposal. This includes:

PPS1 Delivering Sustainable Development.

9 MAIN ISSUES:

9.1 Having considered this application and representation, it is the considered view that the main issues for consideration are:

1. Principle of development
2. Design and appearance
3. Residential amenity
4. Parking / highways
5. Other issues
6. Representations

10.0 APPRAISAL

Principle of Development

10.1 This site is currently occupied by a single dwelling and domestic gardens and lies within an urban residential area. Since the residential use will not change under this proposal the principle of replacing the dwelling with another is acceptable subject to detailed considerations related to residential and visual amenity and highway safety.

Design/ Appearance

- 10.2 The context of the site is 1960s and 70s suburban residential development, with three predominant housetypes: detached bungalows identical to the existing, 'chalet-style' half-rendered houses with a low eaves line, and a row of two-storey dark-brick detached houses opposite. By contrast, the initial proposal sought permission for a double-fronted, four-bedroom property on two storeys which did not resemble the other properties within the streetscene and presented a two-storey wall to the northern side boundary with No.18. It was excessive in height and massing and dominated the adjacent houses to either side.
- 10.3 Following discussions between the case officer and agent, a revised proposal was agreed. Whilst this is marginally wider and therefore not a perfect replica of the 'chalet-style' two-storey properties on Woodhall Croft, the amended design takes its design cues from the adjacent house at No. 14 incorporating a chalet roof drawn down to first floor height, a projecting side dormer and a render over brick external palette with feature brick soldier bands to the window heads. The ridge and eaves heights have been reduced and the property moved back by 1.5m (with the front elevation on the line of the existing) to reduce its impact and allow the retention of part of the existing northern wall which supports the car port roof of No. 18.
- 10.4 On balance it is considered that subject to the use of materials which respect those of surrounding dwellings, the proposal is appropriate to its context and will not result in an incongruous feature within the streetscene.

Amenity Considerations

- 10.5 Similarly, concerns relating to residential amenity have been addressed through the revisions to the original scheme. This proposed a full two-storey height wall on the boundary with No. 18, which would have significantly reduced the daylight levels to a glazed side door which serves as the main source of illumination of the hallway beyond. The use of a 'chalet' design allows the single-storey side wall to be located on this boundary and the overall impact would not be noticeably greater than that of the existing house. A dormer window is proposed to this plane of the roof but this will be small and obscured glazed, since it serves a bathroom (a condition is recommended to secure this), and as such will not result in additional overlooking of the rear garden area of No. 18. It is therefore considered that the revised scheme overcomes Councillor Carter's concerns regarding the impact on this dwelling and its residents. The southern side wall faces the blank side elevation of No. 14 and although it will be both higher to the eaves and closer to the boundary, it does not project beyond the rear of either existing house and will not result in overdominance or overshadowing of the adjacent dwellings.

Parking / Highways

- 10.6 Whilst there is no replacement garage included within the proposal, there is adequate space on the proposed hard surfaced forecourt to park two vehicles. As such there are no fundamental highways objections to the scheme, although a number of conditions are recommended. Ample space to the rear for bin storage is considered to render a suggested condition for details of this unnecessary, however the lack of a garage necessitates the submission of details of secure cycle parking at conditions discharge stage. Further suggested conditions covering the extension of the existing dropped curb to cover the frontage of the driveway and the provision of a separate pedestrian access between the footway and entry door are more properly addressed as informatives, since their absence would not preclude the approval of the development.

Other Issues

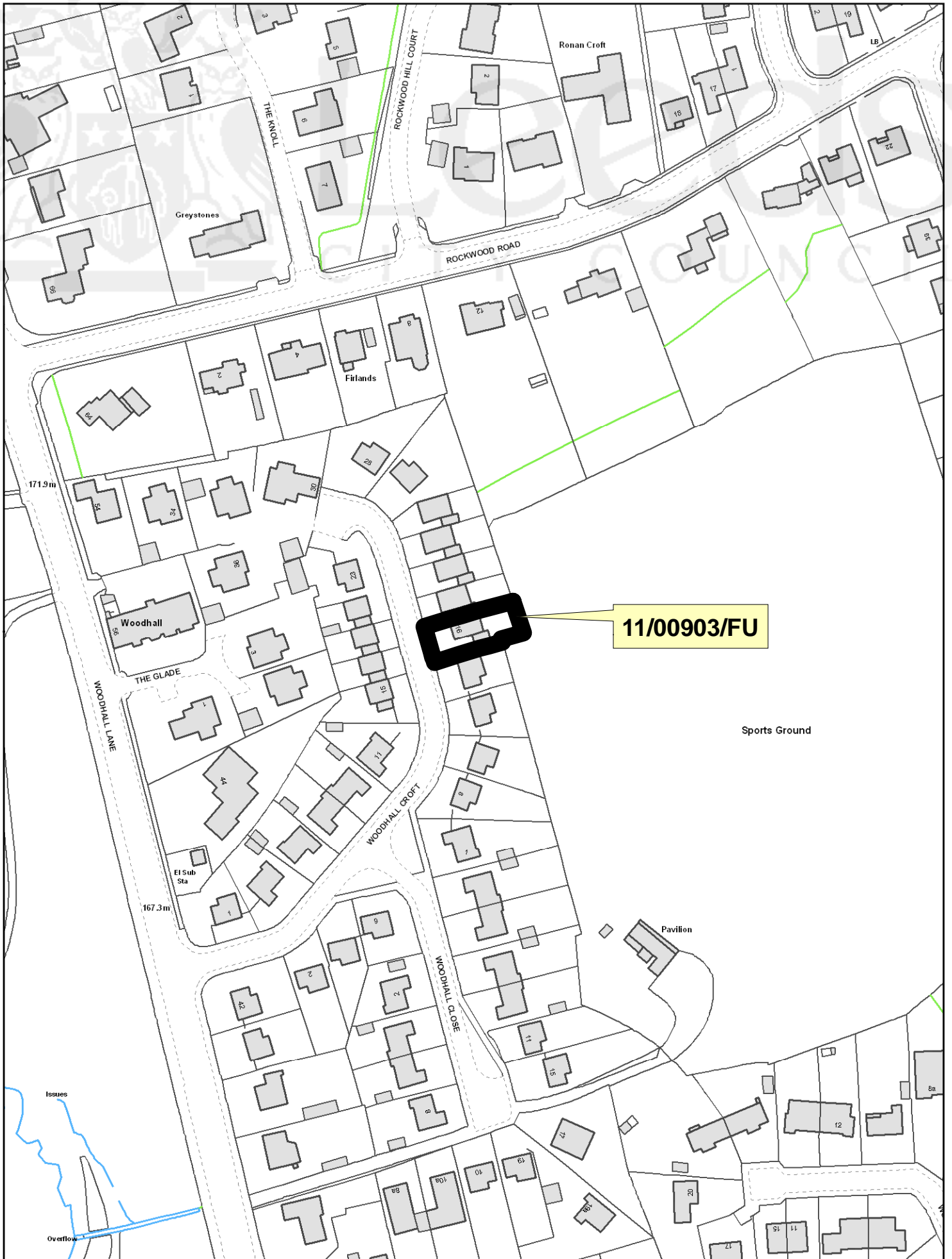
10.7 The Contaminated Land Officer has assessed the information provided and accepted that because it was in agricultural use until its development in 1964, there is little risk of contamination. A site-specific condition to cover visual inspection and further investigation / remediation if contamination is discovered has therefore been recommended. Similarly the Mains Drainage Officer is satisfied that because the drainage arrangements involve re-use of the existing system, this can be covered by Building Regulations.

11.0 CONCLUSION

11.1 To conclude, an initially unacceptable proposal has through process of negotiated revision been amended to address concerns of residential and visual amenity. It is now considered acceptable in planning terms and is recommended for approval subject to conditions.

Background Papers

Application File 11/00903/FU



WEST PLANS PANEL

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