



## Report of the Chief Planning Officer

### PLANS PANEL EAST

Date: 8<sup>th</sup> September 2011

**Subject: Application 11/01683/FU - Removal of condition 6 of previous approval 31/204/97/FU and alterations to garage to form habitable room; two storey and first floor side/front extension; detached double garage and enlarged vehicle access at Hartmoor House, 3 Freely Fields, Bramham, LS23 6WB.**

#### APPLICANT

Mr and Mrs J Dyer

#### DATE VALID

31<sup>st</sup> May 2011

#### TARGET DATE

26<sup>th</sup> July 2011

**Electoral Wards Affected: Wetherby**

Yes

Ward Members consulted  
(referred to in report)

#### Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

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

#### 1.0 SUMMARY:

1.1 This application was presented to Plans Panel East on 11<sup>th</sup> August 2011. The recommendation put before Members was to approve the application subject to conditions.

1.2 Members resolved not to accept the Officer recommendation. The draft resolution being:

“That the Officer’s recommendation to approve the application be not accepted and that the Chief Planning Officer be asked to submit a report to the next meeting setting out possible reasons for refusal of the application based upon the concerns expressed regarding the scale and massing of the extensions; the loss of landscaping and the adverse impact of the proposals on the character and appearance of the area”

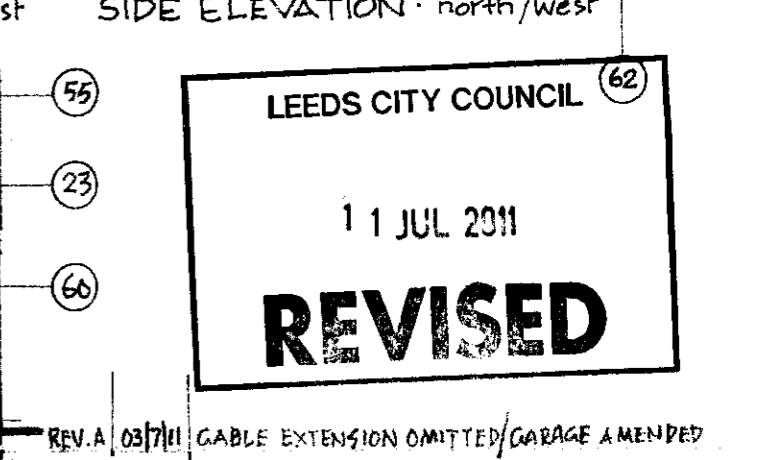
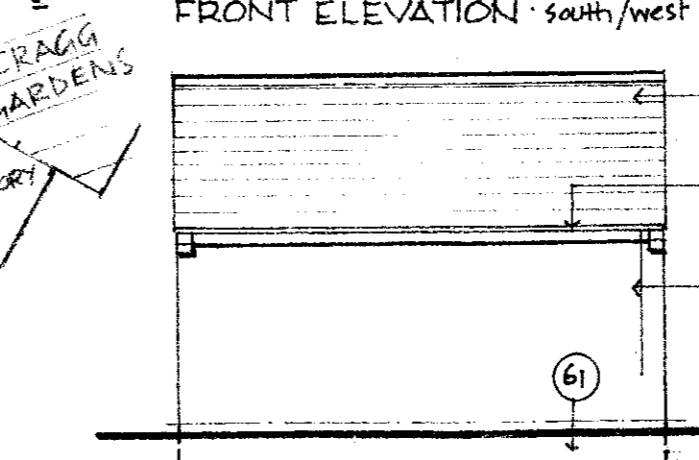
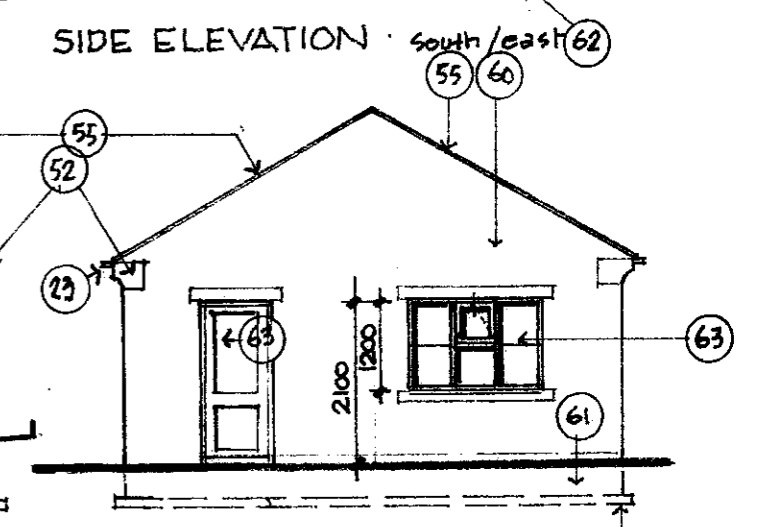
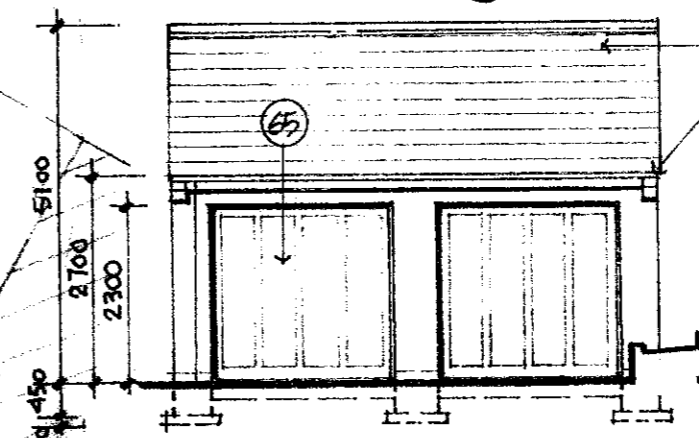
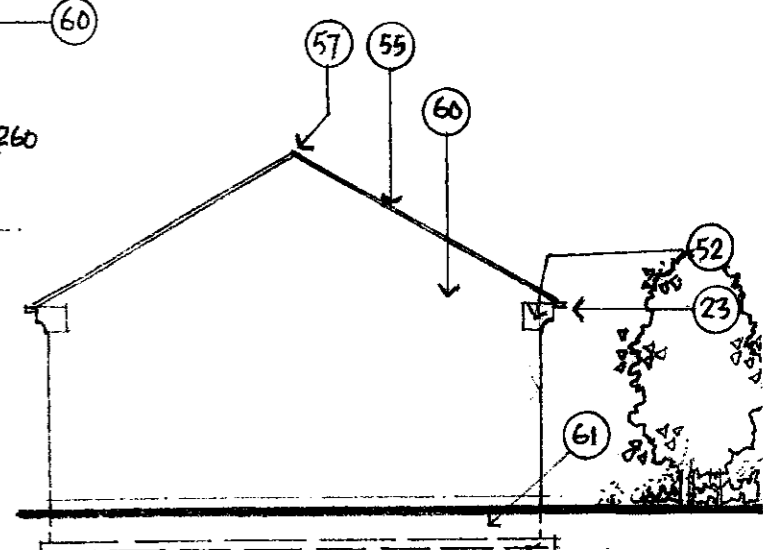
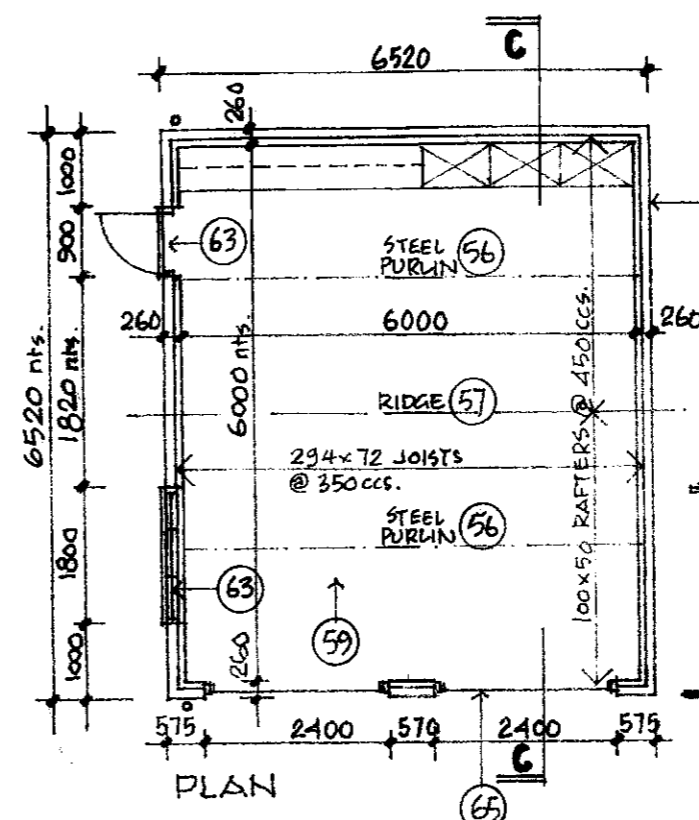
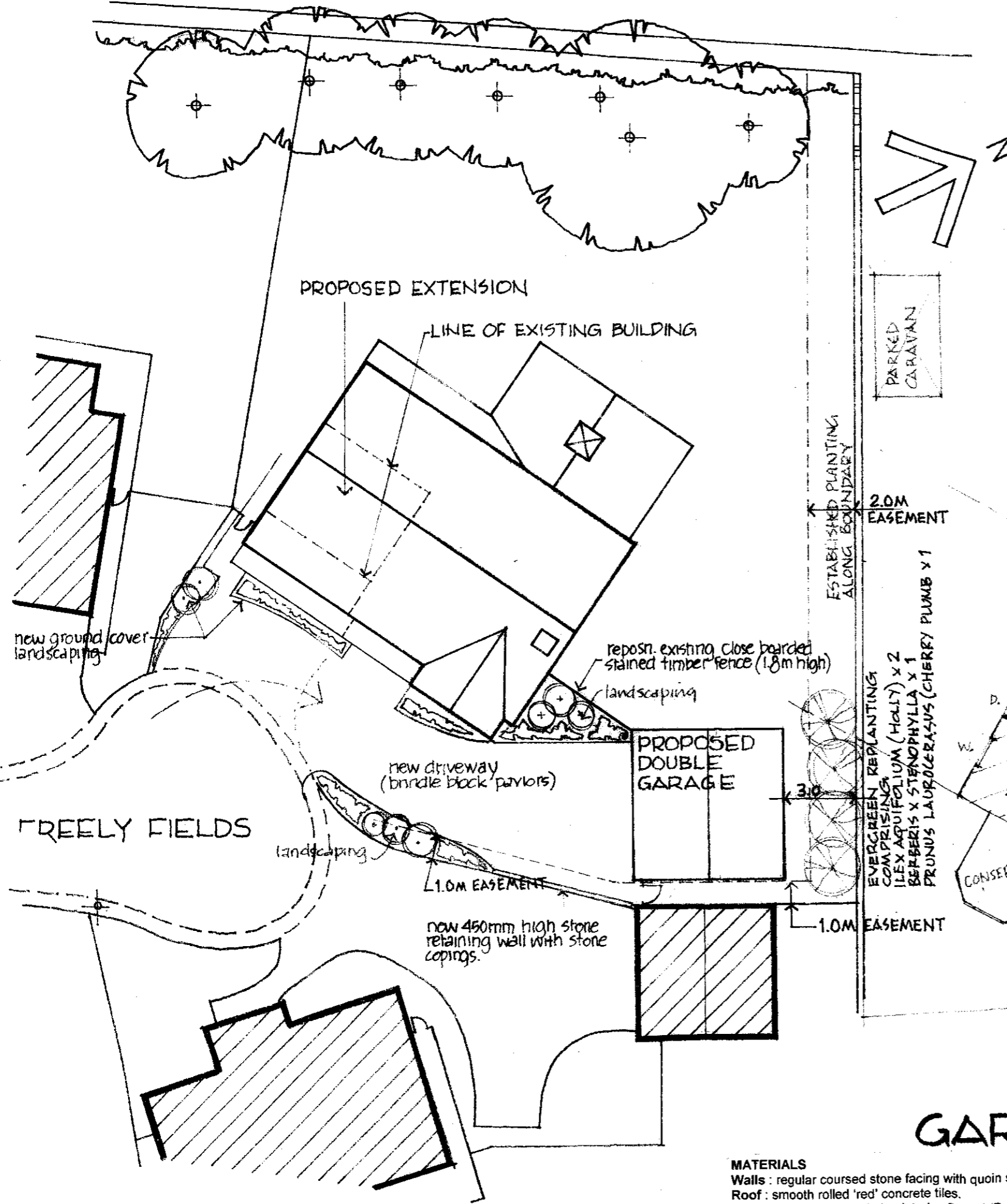
1.3 In light of Panel's concerns the following reason for refusal is suggested:

The Local Planning Authority considers that the proposed extensions and new hardstanding are harmful additions which, by reason of their overall size, scale, siting and the consequential loss of soft landscaping, are harmful to the character and appearance of the dwelling and the Bramham Conservation Area. The proposals are thus considered contrary to the aims and intentions of policies N19, GP5 and BD6 of the Unitary Development Plan Review (2006) as well as guidance contained within PPS1, Delivering Sustainable Development and PPS5, Planning for the Historic Environment.

**Background Papers:**

Application file: 11/01683/FU

Certificate of Ownership: As applicant



LEEDS CITY COUNCIL (62)  
11 JUL 2011  
**REVISED**

REV. A | 03/7/11 | GABLE EXTENSION OMITTED / GARAGE AMENDED

**whitaker** PLANNING & DESIGN LTD  
17 Stirling Crescent Horsforth LS18 5SJ Tel: 0113 2590230/07714 677721

Project  
Proposed Extension and replacement Garage  
3 Freely Fields, Bramham, Leeds LS23 6WB

Client  
Jonathan and Kathryn Dyer

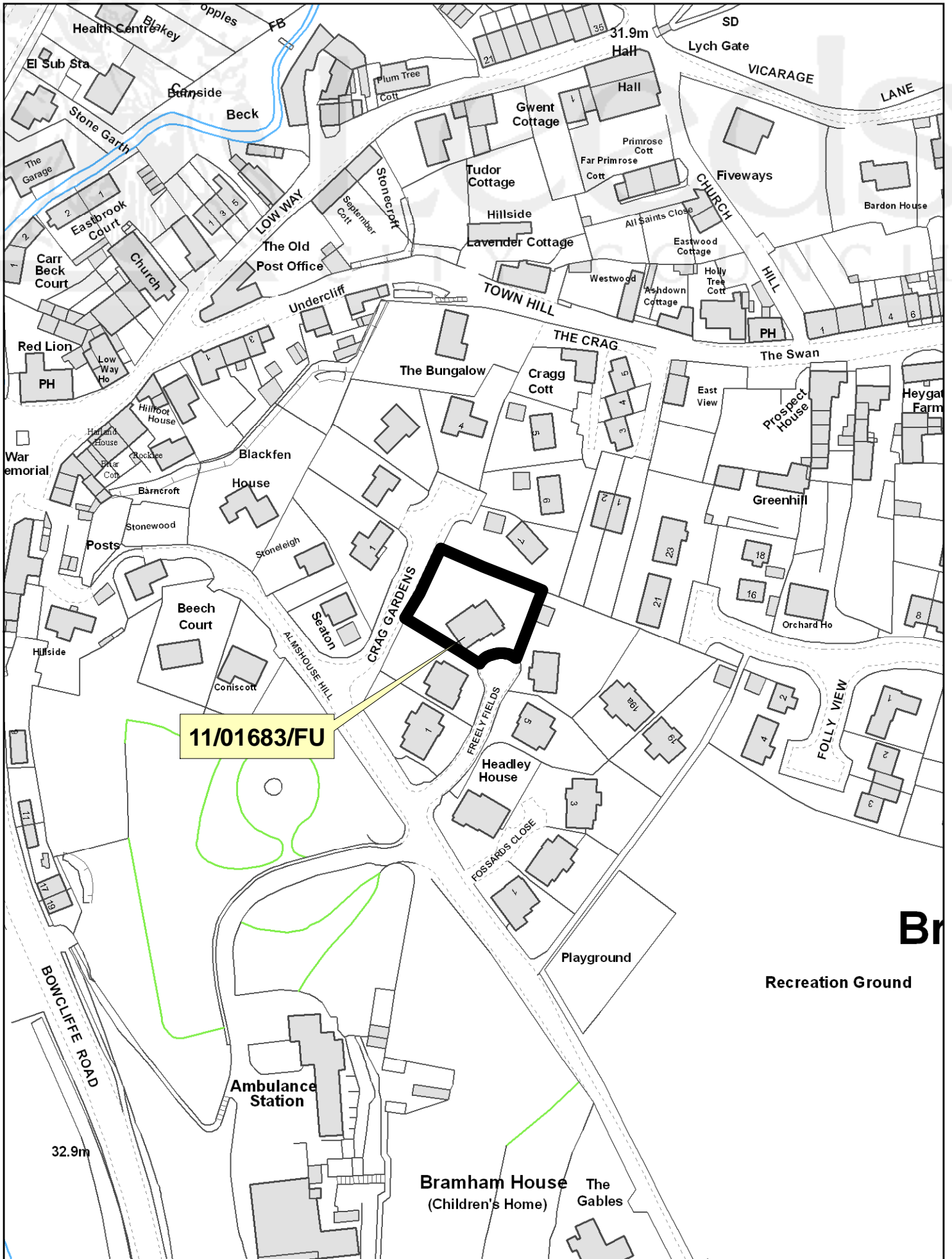
Dwg. Title  
Site Plan and Garage Details

Job. No. 11.3.01	Dwg. No. 02 A	Scale 1.200/1.100	Date April '11
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SITE PLAN 1.200

GARAGE DETAILS 1.100

**MATERIALS**  
Walls : regular coursed stone facing with quoin stones  
Roof : smooth rolled 'red' concrete tiles.  
Windows / Doors : 'white' painted softwood (Douglas fir) double glazed. Smooth stone heads, cills and mullions.  
Garage doors to match the design of the existing.  
RW Goods : 'white' upvc gutters and fallpipes on 'white' painted softwood fascias with smooth stone corbels at ends.  
Driveway : 'brindle' block paving laid herringbone pattern with butt jointed edging.  
Drainage : new drains to discharge into existing 'on site' separate foul and surface water drain runs.



# EAST PLANS PANEL