

Report of the Chief Planning Officer

PLANS PANEL EAST

Date: 6th October 2011

Subject: APPLICATION 11/03316/FU – Detached house with garage (amendments to Plot 4 of approved application 11/00343/RM) at Little Acres, Linton Lane, Linton LS22.

APPLICANT
Yorparks

DATE VALID
23rd August 2011

TARGET DATE
18 October 2011

Electoral Wards Affected:

Harewood

☐ Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

☐

Community Cohesion

☐

Narrowing the Gap

☐

RECOMMENDATION: GRANT PERMISSION subject to the following conditions:

Conditions

1. Time limit
2. The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.
3. Sample of walling and roofing materials to be submitted.
4. Construction of stonework shall not be commenced until a sample panel of the stonework to be used has been approved in writing by the Local Planning Authority.
5. Areas used by vehicles to be laid out, surfaced and drained.
6. Existing trees on site shall be protected during the construction period.
7. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority.
8. Hard and soft landscaping works shall be carried out in accordance with the approved details.
9. If, within a period of five years any trees or plants planted in replacement for them is removed, uprooted, destroyed or dies or becomes, 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.

10. Prior to the commencement of any development, a qualified Arboriculturalist should be employed throughout the construction process to ensure the Arboricultural Method Statement is adhered to.
11. The Local Planning Authority Officer or Tree Officer to be notified of the intention to start works so that all relevant tree, vegetation and ground protection measures can be checked on site and if necessary amended.
12. Details of potential contaminants used within the building to be submitted.
13. Planning permission to be obtained before any extensions, garages, or windows (not shown on the approved plans) are erected or installed.
14. Development shall be carried out in accordance with the recommendations made in the Bat Survey Report by Quants Environmental Ltd dated February 2011.
15. Detailed drainage scheme for surface and foul drainage, including sustainable drainage methods for the site shall be submitted to and approved in writing by the local planning authority.
16. Retention of garage for parking.

Reasons for approval: This application has been considered in accordance with the requirements of the RSS and UDPR 2006 and policy guidance within PPS1, PPS3 and PPS5 and it is considered that the proposal will provide a good quality residential scheme. The proposals offer an acceptable level of amenity to future occupiers and will have no detrimental impact on the amenity of other nearby occupiers or to the visual amenity of the Conservation Area. The application is considered to comply with policies GP5, N12, N13, N18, N19, N23, BD5, LD1, as well as guidance contained within Linton Conservation Area Appraisal and Management Plan and with the Linton Village Design Statement 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 Councillor Rachael Procter who objects to the application on the grounds that the alterations proposed represents a significant increase in the scale of the proposed dwelling on Plot 4 from that originally approval under the 2008 Outline Application.
- 1.2 In summary, the application relates to an amendment to a previously approved house that forms 1 of 3 houses recently granted permission on this extensive garden site. The changes relate to the addition of a double garage (in place of the approved open parking area) with an additional bedroom above. This additional element will be located in the north west corner of the site and will not be visible from public vantage points and causes no harm to the living conditions of neighbours,

2.0 PROPOSAL:

- 2.1 The application seeks to increase the scale of the dwelling approved under application 11/00343/RM. The approved dwelling on Plot 4 is located to the north western corner of the application site and is the smallest of the three detached properties approved on the site. The dwelling proposed is 1 ½ storeys high, is of a contemporary design and will be constructed using traditional materials such as stone.
- 2.3 This application proposes to add an attached garage with rooms in the roof space to the northern elevation of the dwelling. The extension will project out 7.2m from the northern elevation of the dwelling. The proposal will be 6.5m in width and will be lower in height than the main building.

3.0 SITE AND SURROUNDINGS:

- 3.1 Little Acres is a large residential plot located within the Linton Conservation Area. The site has a low beech hedge to the road frontage and the land then slopes steeply upwards to the house so that only the top portions of the house are actually visible. The existing access point is shared with the neighbouring property Grey Gables, and the drive forks off and then snakes up the hill, utilising a series of stone retaining walls, in front of which is soft landscaping which hides the driveway effectively. There are a number of mature trees to the side and rear boundaries, as well as a line of trees across the site. Gardens surround the house to all sides. The site has extant planning permission to construct three new dwellings on the site, and to carry out extensions to the existing dwelling.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 11/00340/CA and 11/00341/FU – partial demolition and extensions to house (Approved)
- 4.2 11/00343/RM- Three detached houses to garden (Approved)
- 4.3 10/01891/RM – Reserved matters application for access to 3 proposed dwellings. (Access to site, Approved).
- 4.4 Outline permission for 3 detached houses was originally granted (H31/249/83/) in 1984, this permission was subsequently renewed in 1987, 1990, 1993, 1996, 1999, 2002 and 2005. In 2008 a fresh outline application was submitted for 3 detached dwelling houses to garden site, and approved on 01.07.08.

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 N/A

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 Site Notice posted 9th September 2011 as affecting the character of a Conservation Area. The application was also advertised in the Boston Spa and Wetherby News 23rd September 2011 as affecting the character of a Conservation Area. The publicity expiry date is 14th October 2011. To date, no representations have been received.
- 6.2 **Ward Members:** Councillor Rachael Procter objects to the application on the grounds that the alterations proposed represents a significant increase in the scale of the proposed dwelling on Plot 4 from that originally approval under the 2008 Outline Application.

7.0 CONSULTATIONS RESPONSES:

Non-statutory:

- 7.1 Highways- No objection based upon the proposal for an attached garage and in light of the previous extant scheme.

Statutory:

7.2 None

8.0 PLANNING POLICIES:

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. Given the strategic nature of the RSS, it is not considered that there are any policies relevant to the determination of the current proposal.

8.2 Unitary Development Plan Review Policies:

GP5 – general planning considerations.

H4 – housing on unallocated sites.

N12 – urban design.

N13 – building design.

N19 – all new buildings or extensions in Conservation Area should preserve or enhance the character or appearance of the area.

BD5 – amenity issues.

BD6 – extensions and alterations.

BC7 – development in Conservation Area's required to be in traditional materials.

LD1 – landscaping provision.

8.3 Supplementary Planning Document – Neighbourhoods for Living.

8.4 Linton Conservation Area Appraisal and Management Plan – Feb 2010. Site is at the edge of the CA and the road here forms an important gateway into Linton. The house itself is identified as a positive building and there should be a presumption in favour of the retention of positive structures.

8.5 Linton & Collingham Village Design Statement May 2010. Identifies that the site is within the Conservation Area but classes the site not as being within the central Linton character area, but in the Linton Lane character area where houses are typically large and stone built, set in large gardens.

8.6 National Planning Policy

Planning Policy Statement 1: Delivering Sustainable Development (PPS1).

Planning Policy Statement 3: Housing

Planning Policy Statement 5: Planning for the Historic Environment (PPS5).

9.0 MAIN ISSUES

- Principle of development and sustainability.
- Impact of proposal on the character of the Conservation Area.
- Impact of proposal on residential amenity.
- Landscaping.
- Public representations

10.0 APPRAISAL

Principle of development and sustainability.

- 10.1 The principle of constructing dwellings on this garden site was established through the granting of outline approval in 2008 and the subsequent approval of the reserved matters in 2011. Therefore, this application does not raise any concerns with regards to the principle of the development.
- 10.2 The application seeks permissions for amendments to the approved dwelling on Plot 4 of the site. This application will override the two extant planning applications which originally granted permission for the dwelling on this site including any conditions that were imposed on them. Therefore, all relevant conditions relating to materials, drainage, landscaping, land contamination that were attached to the extant approvals should be re-attached to this application. It is however important to note that the extant planning applications represent a fall back position that has to be given weight as a material consideration.

Impact of proposal on the character of the Conservation Area.

- 10.3 Apart from the alteration proposed under this application, the dwelling on Plot 4 is similar in scale, layout and design to that approved under the extant planning permission granted in 2011. Therefore, the general design scale and layout of the dwelling cannot be objected to. The only aspect of the scheme under consideration is the addition of the attached garage to the side of the property.
- 10.4 Plot 4 is located to the north-western corner of the site, which is generally hidden from public view. Therefore, it is considered that neither the approved dwelling nor the proposed garage will have an adverse impact on the character of the Conservation Area.
- 10.5 The attached garage, which also includes rooms in the roof space, will be reasonable in scale appearing subordinate to the main building. The extension will follow the contemporary design theme of the main building and will be constructed of matching materials. Therefore, it is considered that the amendments proposed will be in keeping with the design of the main building.

Impact of proposal on residential amenity.

- 10.6 The dwellings of The Ridge namely Rushgreen and Southernhey (located beyond the northern boundary) are the closest to the subject dwelling. Due to the adequate separation distance that will be maintained between the dwelling and the northern boundary, it is not considered that the proposed dwelling will overshadow or appear over-dominant from the neighbouring dwellings to north. Although, the addition of the garage will bring the subject dwelling much closer to the northern boundary, the extension will maintain an adequate gap of 4m from the boundary whilst the trees and shrubs present along the boundary will screen the dwelling from the dwellings to the north.
- 10.7 Due to the separation distance that will be maintained between the subject dwelling and the neighbouring properties, it is considered that the windows proposed will not allow direct views of the neighbouring private garden areas.

Landscaping

- 10.8 A landscape scheme was agreed when the original permission was granted. It is considered that the amendment proposed to the approved dwelling will not prevent the agreed landscape scheme being implemented.

Public representations

- 10.9 Concern raised by Councillor Procter that the application results in a significant increase in the scale of the dwelling is noted. However, the extension is considered

to be of a reasonable scale and height and will appear subordinate to the main building.

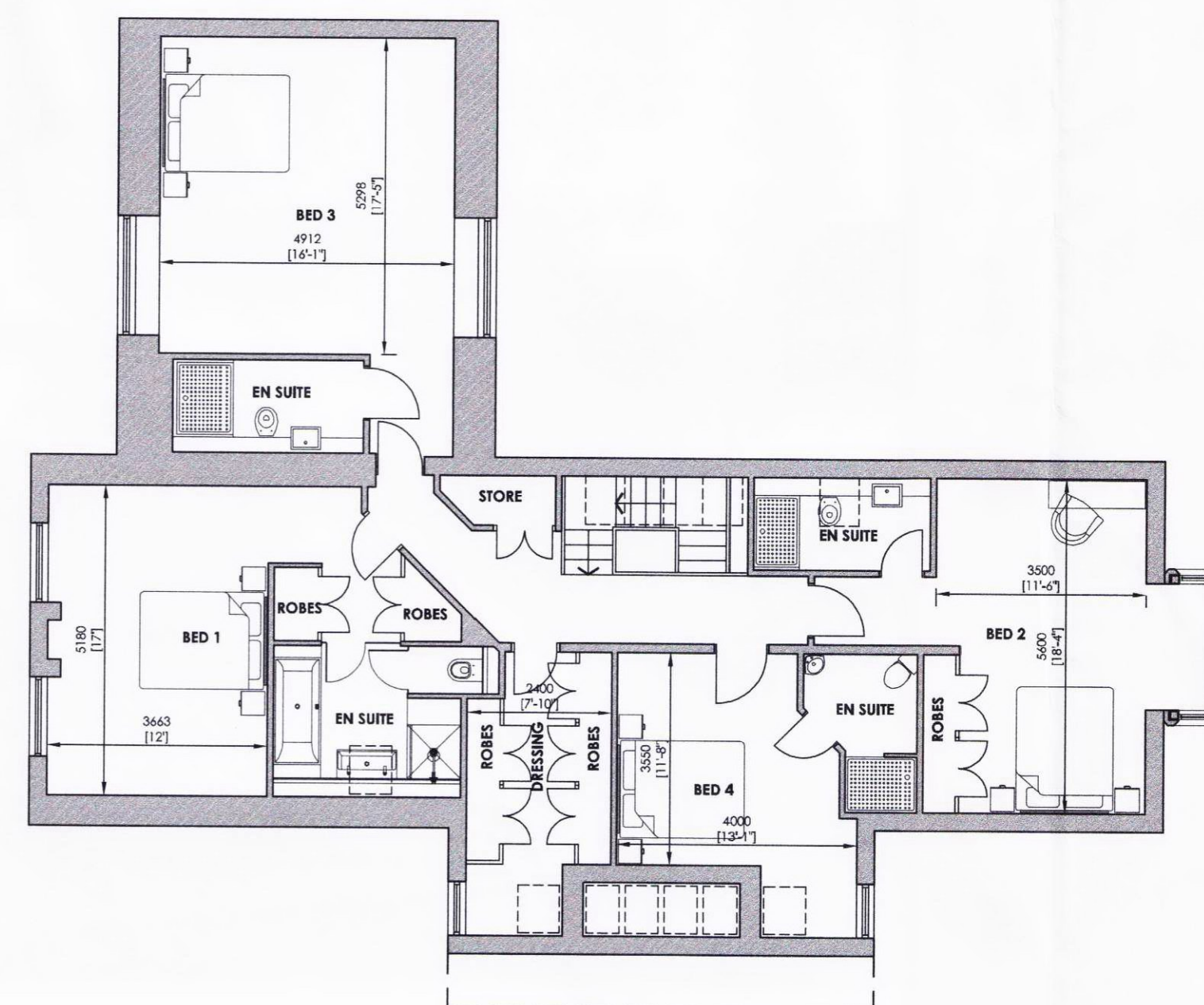
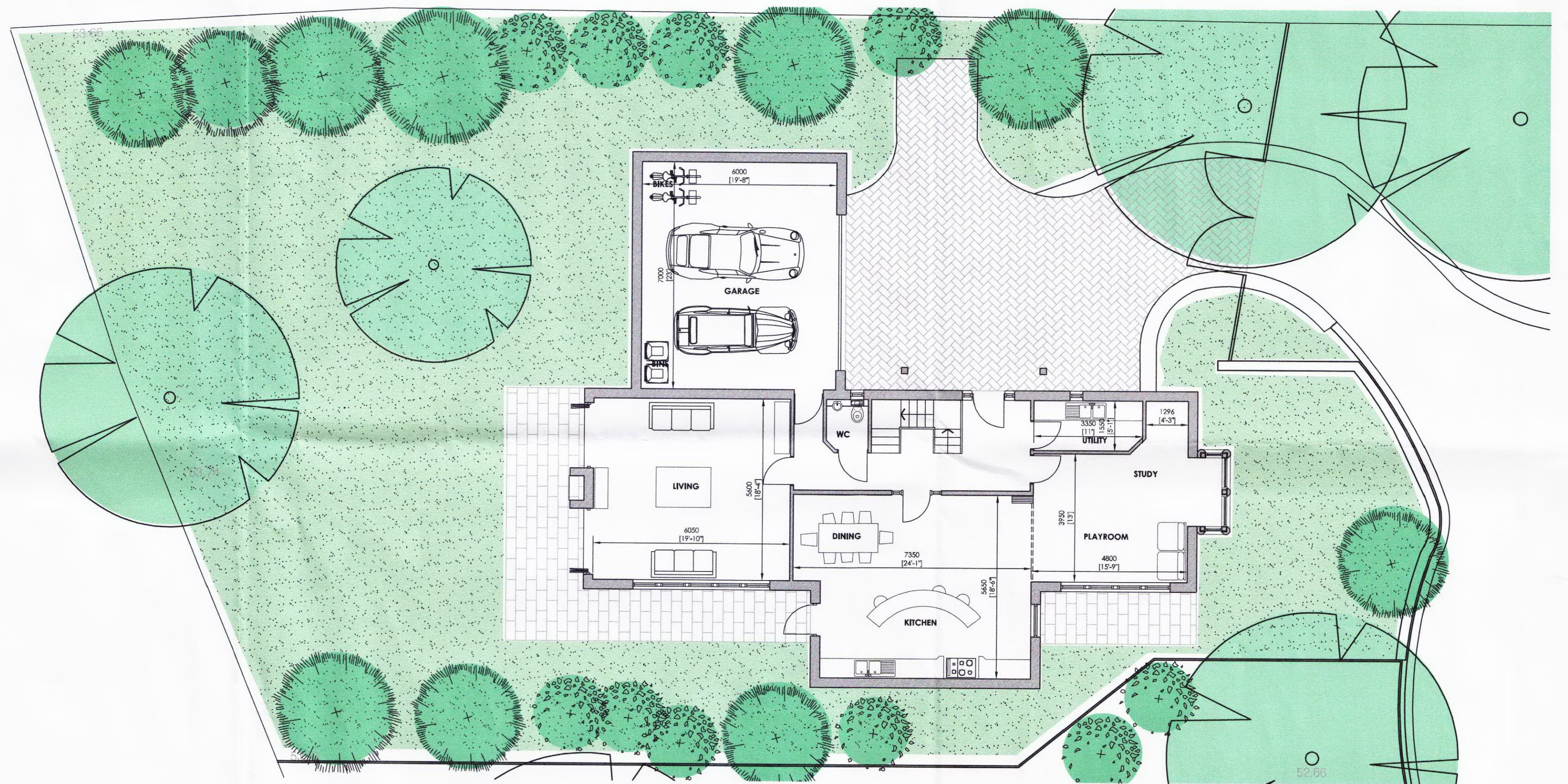
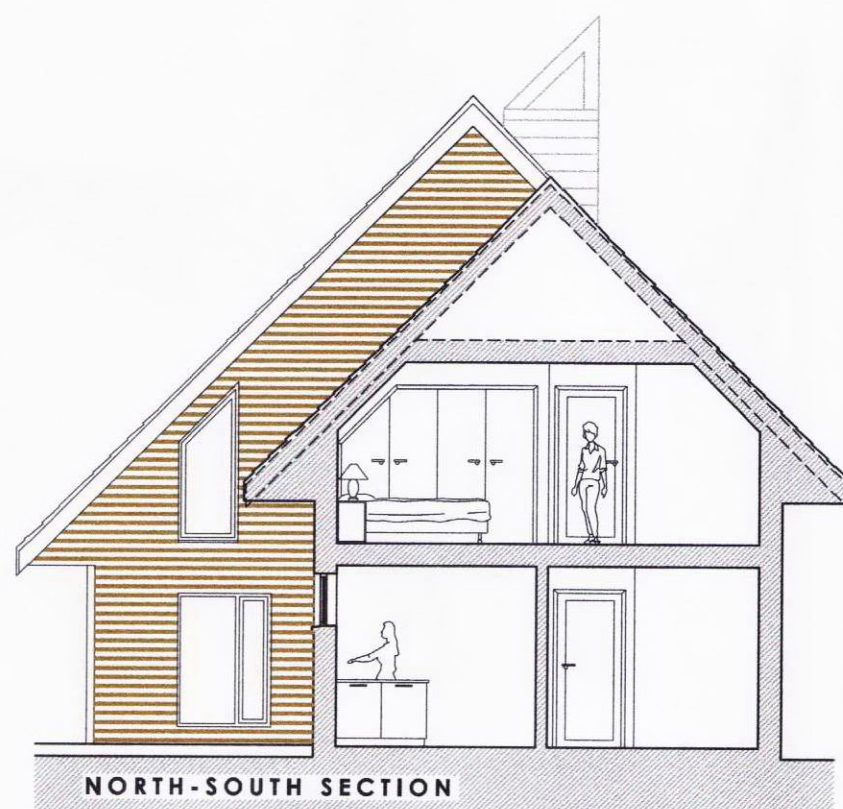
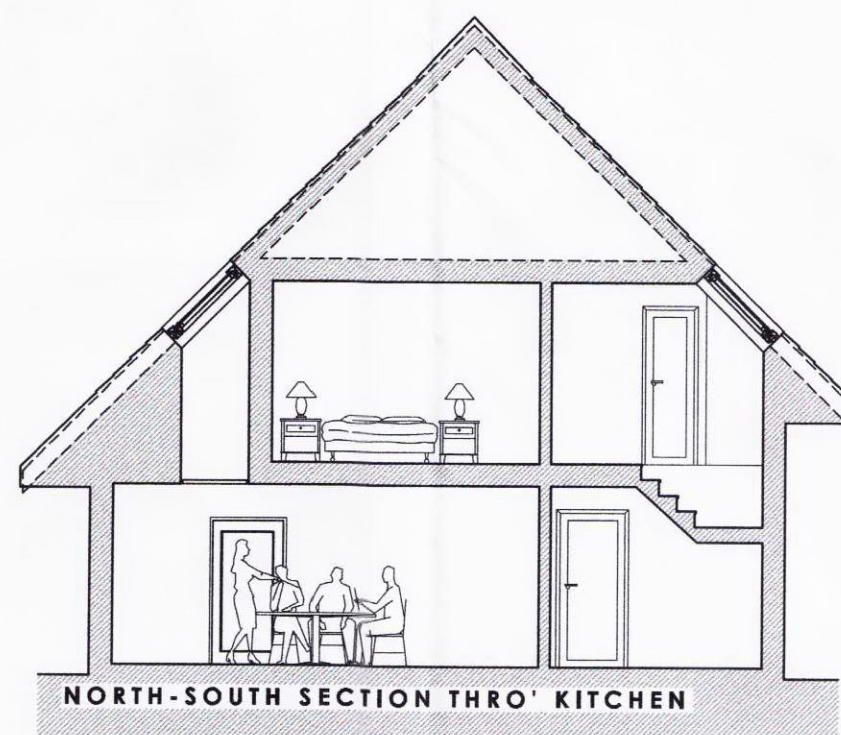
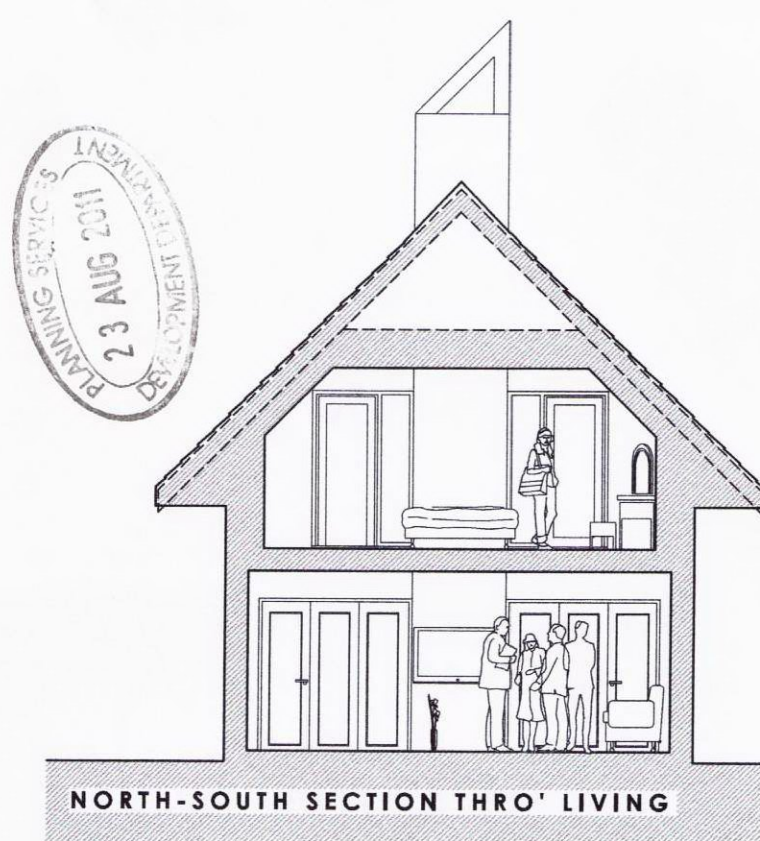
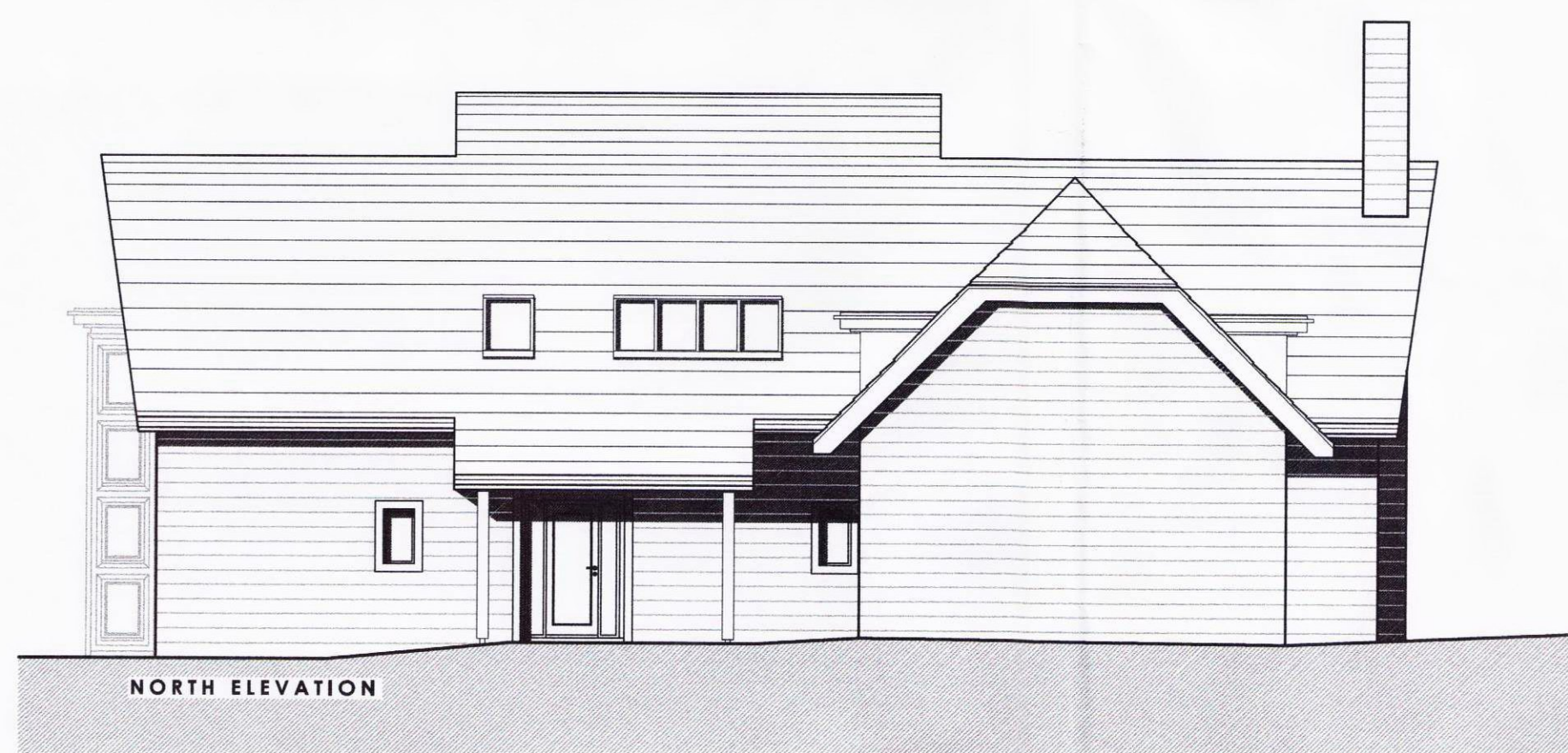
11.0 CONCLUSION

- 11.1 The application seeks to amend the dwelling on Plot 4 of the approved application 11/00343/RM. The amendment includes the addition of an extension to the northern elevation of the approved dwelling. The extension will feature a double garage, with a bedroom in the roof space. The application is considered acceptable in planning terms as the amendments proposed will not have an adverse impact on the character of the Conservation Area, design of the building, or on neighbouring residential amenity, nor does the proposal raise highway safety issues. Therefore, this application is recommended for approval.

Background Papers:

Planning application file: 11/03316/FU

Certificate of Ownership: Yorpark



REV A (22.08.11/MB): ROOFLIGHT LOCATIONS INDICATED AT FIRST FLOOR

WILDBLOOD MACDONALD

Chartered Architects

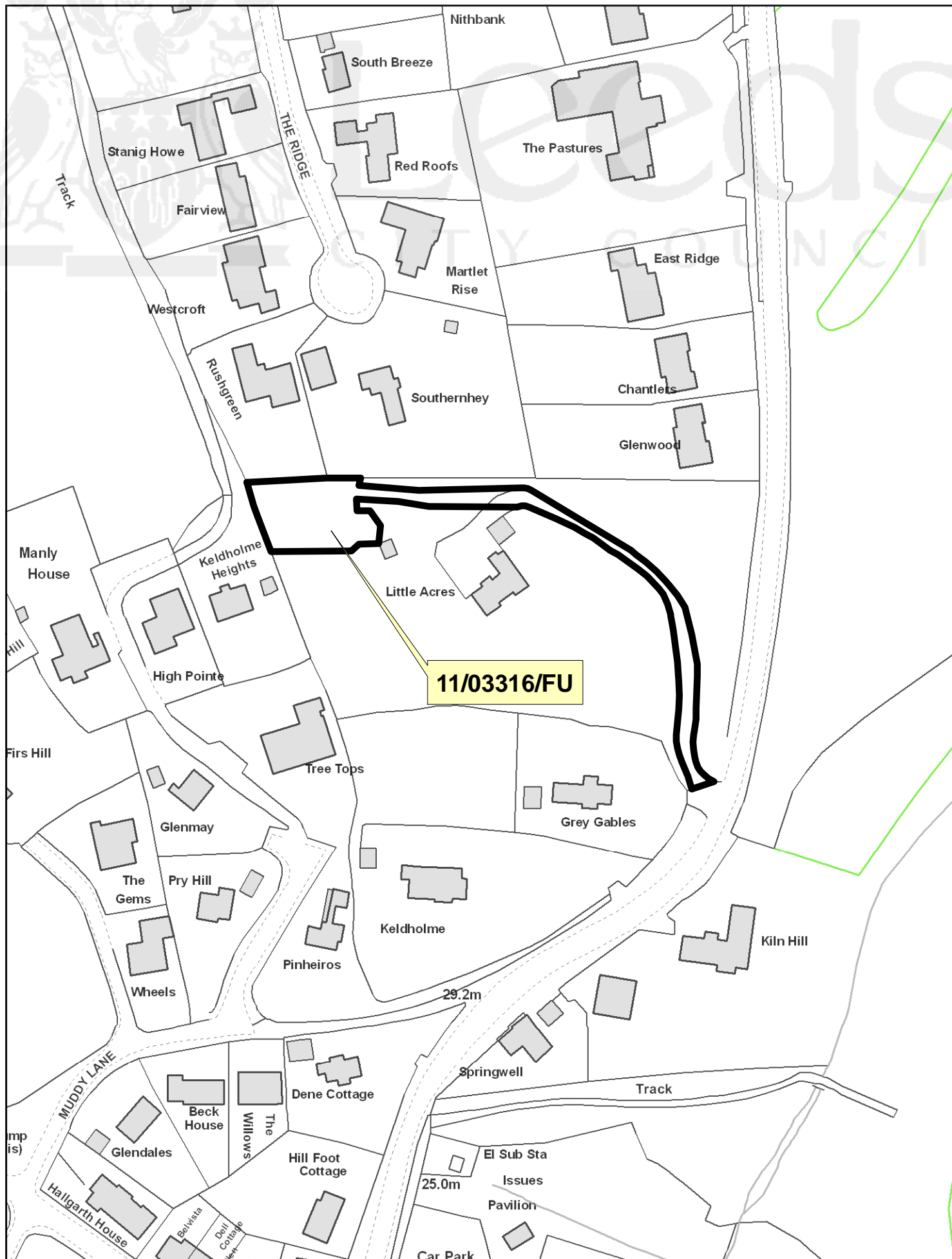
PROPOSED REDEVELOPMENT, LITTLE ACRES, LINTON, LEEDS

YORPARKS LTD
PLOT 4 (REVISED) PLANS AND ELEVATIONS

Scale	1:100@A1	Date	JULY 2011	Drawn by	MB
Job no.	2026	Drawing no.	2026(PL).41	Revision no.	A

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EAST PLANS PANEL