
Report of the Chief Planning Officer

PLANS PANEL EAST

Date: 6th October 2011

Subject: APPLICATION 11/03413/FU – Amendment to previous approval 34/199/05/FU involving extension of lightwell, addition of 3 rooflights, alterations to doors and windows and conversion of car port to garage at 42 Victoria Street, Chapel Allerton Ls7.

APPLICANT
Sarasoza Ltd

DATE VALID
10th August 2011

TARGET DATE
5th October 2011

Electoral Wards Affected:

Chapel Allerton

☐ 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:

1. Standard time limit.
2. Plans to be approved.
3. Materials to be render with natural stone and slate, UPVC sash windows etc to match existing.
4. Surface materials for the light well extension and external steps to match existing.
5. The railings of the cantilevered terracing to be black painted metal and also the front railings and thereafter maintained.
6. The garage to be used for the parking of vehicles associated with the development.
7. 5.6m driveway depth in front of the garage door to be provided and maintained.
8. The meter boxes and flue outlets to be painted black and thereafter maintained.
9. The basements to be used for ancillary storage in association with the dwelling houses and shall not be used for habitable accommodation (bedrooms, livingrooms and dining rooms).

Reasons for approval: The proposals are considered to be in keeping with the character and appearance of the Conservation Area, and would not be detrimental to highway safety and the living conditions of neighbours. As such, the application is considered to comply with policies GP5, BC7, N19 and T2 of the UDP Review, as well as guidance contained within PPS1, PPS5 and PPG13, and having regard to all other material considerations, as such the application is recommended for approval.

1.0 INTRODUCTION:

- 1.1 This application to amend the approval for a pair of semi detached dwellings on this site granted in 2005 (i.e. extend lightwell, retain 3 rooflights, alter doors and windows and convert car port to garage) is brought to Plans Panel (East) following the Ward Member, Councillor Dowson's request on the following grounds:
- This is a further substantial material amendment at this address.
 - Resident concerns that the development will be changed from family housing to a house of multiple occupation are shared.

2.0 PROPOSAL:

- 2.1 The proposal is an amendment of the original planning approval that was granted in 2005 for 2 semi detached dwellings on a former builders' yard. There have been 2 previous amendments approved subsequently in 2006 for dormer windows front and rear instead of rooflights and in 2007 for storage basements with lightwells front and rear. This current amendment application comprises the following:
- Extension to the rear lightwells;
 - Extension to the cantilevered timber terrace;
 - Retention of 3 rooflights at the rear;
 - Various alterations to doors and windows at the rear basement level to improve access and lighting;
 - Conversion of the car port to a garage by inserting a window and masonry into the rear void to provide complete enclosure and a roller shutter garage door to be set in.
- 2.2 The lightwells are effectively subterranean (apart from a slight sloping back of the retaining wall) at the rear and therefore do not increase the garden space overall as most of the lightwell is covered over by the timber terracing and a further set of external steps will reduce the level garden space available. An additional door in the rear basement of the smaller dwelling and the additional rear external steps will allow easier access to the storage basement for the smaller dwelling for garden machinery etc. The lightwell is to be extended across most of the rear wall of the car port to be converted, thus providing the opportunity for a further access to the basement area under the larger house.

3.0 SITE AND SURROUNDINGS:

- 3.1 The application site consists of a partly constructed pair of semi detached dwellings.
- 3.2 The building work is almost complete. The 3 rooflights to the rear have already been installed and there is rendered masonry at the rear of the carport/garage with a void ready for the window to be fitted.

- 3.3 The site was formerly a large builders yard. It is located within the Chapel Allerton Conservation Area and is surrounded on all sides by residential properties which are mainly 2 and 3 storey. There is a footpath at the rear where the rear curtilages of the listed terrace facing onto Harrogate Road share access with the proposed rear curtilages and others on Victoria Street.
- 3.4 The surrounding area is characterised by traditional terraced housing mostly slate and render with on street parking and good sized rear gardens.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 34/199/05/FU: One 3 bedroom and one 4 bedroom semi detached house (including accommodation in the roof) to former builders' yard. Approved 30th September 2005.
- 4.2 11/9/00174/MOD: Non material amendment application for conversion of car port to garage. Refused as material issue re car parking congestion in the area raised, therefore planning application required. Decision made 1st September 2011.
- 4.3 06/05366/FU: Amendment to previous approval 34/199/05/FU addition of dormer windows to front and rear of proposed houses. Approved 9th January 2011.
- 4.4 07/02318/FU: Amendment to previous approval 34/199/05/FU addition of basement and lightwells to proposed houses. Approved 5th June 2007.
- 4.5 34/332/03/FU: Block of 3 terraced dwellings. Refused on lack of car parking grounds. 30th December 2003. Subsequent appeal was dismissed.

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 Pre-application discussions were held with the applicant to discuss the progress of the work that had already taken place, the possibility of further alterations and how to rectify the situation. During this application process, additional plans have been requested to clarify the entire second floor plan layout and the available headroom as a roof light has been installed into an apparent storage space. The agent has stated that the rooflight is installed with a 'funnel' to channel extra light into the adjacent bedroom. There is no floor structure as such to this space.

6.0 CONSULTATION RESPONSES:

- 6.1 Statutory Consultations:
None.

- Non Statutory Consultations:
- 6.2 Highways Officer– No objections as the proposed garage converted from the car port will not reduce the level of off street parking as the garage is more than capable of providing off street parking for a single vehicle. A condition relating to the minimum depth (5.6m) of the forecourt from the back edge of the footway to the set in roller shutter garage door is required, to enable a vehicle to be parked on the forecourt without obstructing the pavement. The total depth of the driveway/forecourt and the car port /garage is 11m which will allow 2 cars of standard length to park whilst operating the roller shutter door.

7.0 PUBLIC/LOCAL RESPONSE:

A site notice was posted on 26th August 2011 which stated that the proposal affected the conservation area and neighbour notification letters were also despatched.

7.1 15 letters of objection have been received. The objections are on the following grounds:

- The development will exacerbate on street parking issues which are caused by proximity to pubs, bars and back of pavement terraced building form.
- Already have to park vehicles at some distance from dwellings and more car thefts are taking place.
- Car port was originally approved to allow more off street parking- these spaces will now be lost.
- The flats/HMOs will generate increased demand for car parking adding to the congestion.
- Previously objected to the inclusion of basements for the reason given above.
- Increased noise from more cars and residents.
- Light pollution will increase at the rear.
- More pedestrians will use the rear footpath to access basement dwellings which have no front access.
- Basement storage does not need doors and windows and fenced off external areas.
- The rear footpath is used for children playing out- this proposal will therefore impact adversely on many families.
- Value of surrounding properties will reduce.
- The development will not be appropriate within the Conservation Area
- Too many changes to the original approved design.
- Construction period has already been extensive causing inconvenience
- Damage caused to the road and the stone flagged pavement should be rectified by the developer.

7.2 **Ward Members:** Councillor Dowson has objected on the following grounds:

- This is a further substantial material amendment at this address.
- Resident concerns that the development will be changed from family housing to a house of multiple occupation are shared.

8.0 PLANNING POLICIES:

8.1 The development plan comprises the adopted Leeds Unitary Development Plan (Review 2006). Relevant policies and supplementary guidance/documents in the LDF must also be taken into account. Planning proposals must be made in accordance with the development plan unless material considerations indicate otherwise. The following UDP policies and guidance both local and national are considered to be relevant:

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

8.3 Policy BC7: Development within conservation areas will be required to be built in natural materials.

8.5 Policy N19: All new buildings in conservation areas should preserve and enhance the character and appearance of the area.

- 8.6 Policy T2: Development proposals should not create new, or exacerbate existing, highway problems.

Supplementary Guidance

- 8.7 Neighbourhoods for Living (SPG)
8.8 Street Design Guide
8.9 Chapel Allerton Conservation Area Appraisal

National Policy/Guidance

- 8.9 PPS1 Sustainable Development sets out the Government's overarching planning policies designed to deliver sustainable development through the planning system.
8.10 PPG13 Transport.
8.11 PPS 5 Planning for the Historic Environment.
8.12 PPS 3 Housing.

9.0 MAIN ISSUES:

- The principle of the development.
- Impact of the development on the character and appearance of the Conservation Area and the setting of the listed terrace.
- Impact on living conditions of neighbours.
- The effect upon highway safety and efficiency.
- Other considerations raised by representees.

10.0 APPRAISAL:

The principle of the development.

- 10.1 The principle of residential development on this infill former commercial site, set within a predominantly residential area has already been accepted. The use of the basements will be conditioned as previously so that they can only be used for ancillary storage to the 2 dwelling houses. Any future conversion to flats or HMOs would require a new planning application which would be resisted on highway/ car parking grounds.

Impact on the Conservation Area and the listed buildings

- 10.2 It is important that the proposals are in keeping with this part of Chapel Allerton Conservation Area and do not harm the setting of the listed terrace on Harrogate Road. Consultation with the Conservation Officer has raised no objections to the proposals subject to conditions relating finishes and materials of the railings, meter boxes and flue outlets. Rendered masonry with stone detailing and slate roofing materials have been used. These are traditional materials appropriate to this conservation area. The character and appearance of the conservation area and the setting of the listed buildings are not harmed by the proposal provided that the railings at the rear are constructed from black painted metal and also the railings to the front. Flue outlets and meter boxes also need to be painted black. The conservation area includes mainly 2 and 3 storey traditional terraced properties i.e. late 19th and early 20th century made of stone and slate with some rendering which sit at the back of the pavement line and have reasonable sized rear gardens. Therefore, the proposal will be in keeping with the scale, design and materials of existing terrace properties within the Chapel Allerton Conservation Area.

The impact upon highway safety considerations

- 10.3 Consultation with highways has raised no objection, subject to a condition which ensures that the required depth is provided in front of the set in roller shutter garage door to be installed. This will ensure that there is space for a vehicle to park in front of the garage without overhanging the footway. A further condition to ensure the use of the garage for vehicular parking in association with the dwelling house is also required. The total depth of the driveway/forecourt and the car port /garage is 11m which will allow 2 cars of standard length to park whilst operating the roller shutter door.

Impact on Living Conditions of Neighbours

- 10.4 It is considered that the proposed development will not cause overlooking or dominance problems for neighbouring residents because the separation to properties at the rear has been maintained at approximately 12.5m measured at a midway point. There is no overlooking from the terrace which is at ground level. The impact on neighbors should not be increased as the basements are for ancillary storage only and will be conditioned as such.
- 10.5 Other matters
Other matters raised by representees such as property values and length of construction period which are not discussed in the above points are not considered to be material to the consideration of the planning application.

11.0 CONCLUSION:

- 11.1 On balance, it is considered that, subject to appropriate conditions as discussed above, the proposal is acceptable, it is therefore recommended that the application be approved.

Background Papers:

Application file 11/03413/FU

Certificate of ownership:

As applicant

NOTES

Contractor must verify all dimensions on site before commencing any work or shop drawings.

Report any discrepancies before commencing work to the Architect. If this drawing exceeds the quantities taken in any way, the architects are to be informed before the work is initiated.

Only figured dimensions to be taken from this drawing. Do not scale off this drawing.

Drawings based on Ordnance Survey and/or existing record drawings - design and drawing content subject to Site Survey, Structural Survey, Site Investigations, Planning and Statutory Requirements and Approvals.

Work within the Construction (Design & Management) Regulations 1994 is not to start until a Health & Safety Plan has been produced.

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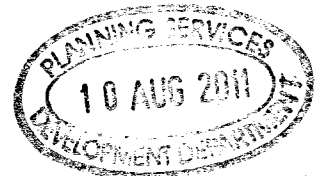
Rev.	Description	Drawn	Date	Chk'd	Date
A.	Rooflight added to rear elevation.				Nov 2009
B.	Sunken gardens added to rear of building. Lightwell added under carport garage. Depth of lightwells revised. All following client meeting dated 10th Dec 2009.				Dec 2009
C.	Sunken gardens amended and terrace extended.				May 2010
D.	Location of window between stair and driveway revised as CB instruction.				July 2010
E.	Location of meter boxes amended to front elevation. Key stones removed from basement windows.				Oct 2010
F.	Velux size amended. Window note amended to UPVC. Brickwork shown on basement arches and lightwells. Opening replaced with window to rear of garage. Brickwork eaves and verge details added for clarity.				Nov 2010



FRONT ELEVATION.



REAR ELEVATION.



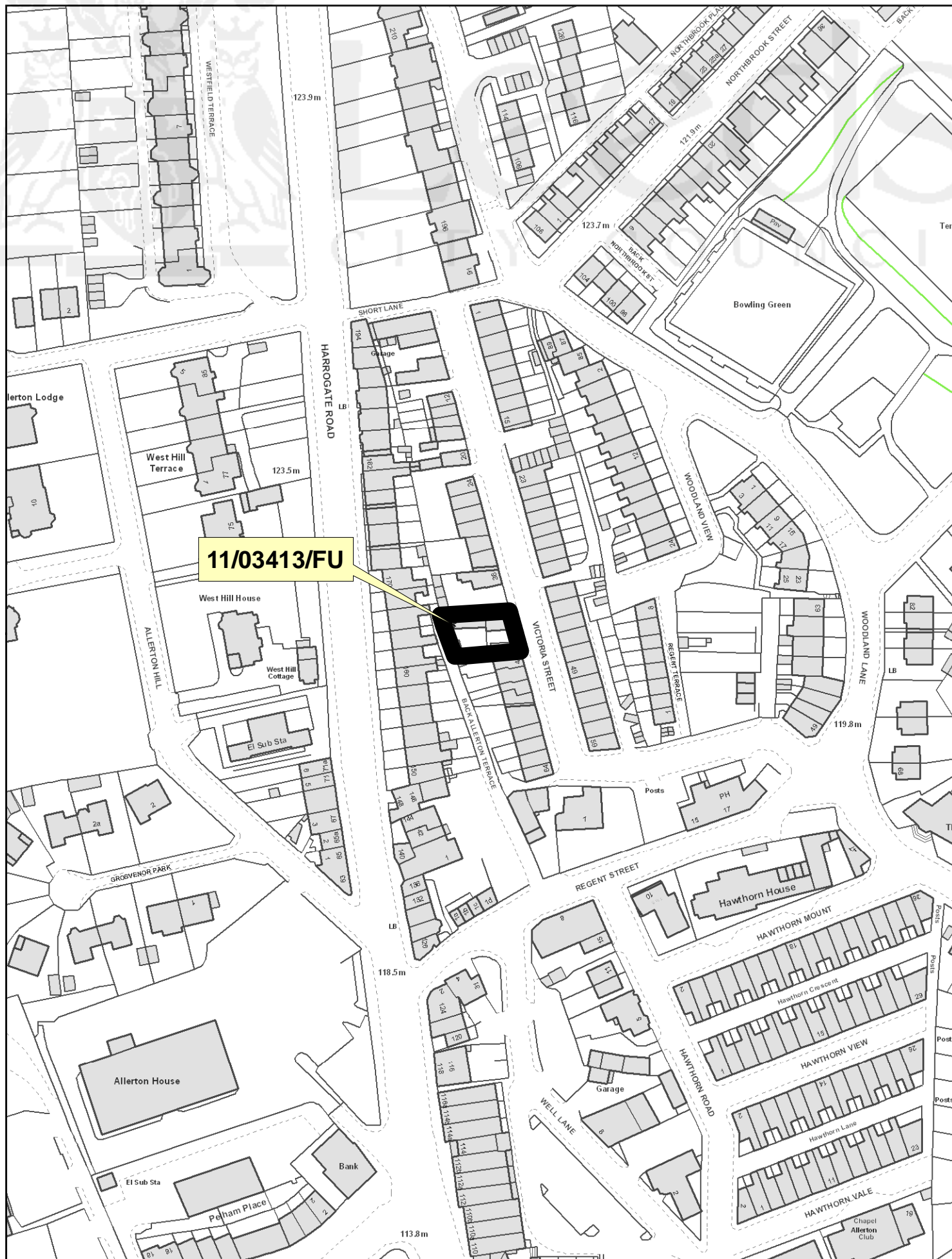
architecture 2B

Project
Residential Development
Sarasoa Ltd
Chapel Allerton, Leeds

Drawing Title:
Elevations as proposed

Scale:	Date:	Drawn:	Checked:
1:50@a1	Nov 2009	MS	
Drawing Number:	Revision:		
2006-209-207	F		

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