



Report of the Chief Planning Officer

PLANS PANEL (EAST)

Date: 1st December 2011

Subject: APPLICATION 11/03752/EXT Single storey extension to guest house, Foxwood Guest House, Carr Lane, Carlton

APPLICANT

Mr. S. Long

DATE VALID

5 September 2011

TARGET DATE

31 October 2011

Electoral Wards Affected:

Rothwell

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

REFUSE permission for the following reasons:

1. The Local Planning Authority considers that the proposed development constitutes inappropriate development within the Green Belt and is therefore harmful. As no very special circumstances have been demonstrated the proposal would be contrary to Policy N33 of the adopted Unitary Development Plan (review 2006) and national policy guidance in Planning Policy Guidance 2: Green Belts.
2. The Local Planning Authority considers that the proposed extension would be detrimental to the openness of the Green Belt. In the absence of very special circumstances, the application is contrary to UDP Policy N33 of the Unitary Development Plan (review 2006) and Planning Policy Guidance 2: Green Belts.
3. It is considered that the proposed extension will be visually intrusive, due to its size, proximity to the boundary and loss of existing trees, to the rear of existing dwellings, and would be harmful to the appearance and character of the Green Belt. In the absence of any very special circumstances, the application is contrary to UDP Policies N33, LT5, HO7 and GP5 of the Unitary Development Plan (Review 2006) and Planning Policy Guidance 2: Green Belts.

1.0 INTRODUCTION:

- 1.1 The application has been requested to be determined by Councillor Golton, who is objecting to the proposal on the grounds of intrusion into Green Belt.
- 1.2 The application is for the extension of bed and breakfast accommodation. The proposal in itself is relatively modest, however, the original two bedroom bungalow has been extensively enlarged by extensions to the side and rear, over the previous 10 years. The development conflicts with Green Belt policy, is harmful, and is therefore recommended for refusal.

2.0 PROPOSAL:

- 2.1 The proposal is to extend the guest house to provide an enlarged bedroom and a family room. The family room would project 5.16m from the rear wall of the building, at a distance of 1.92m from the site boundary. The attached bedroom extension is set away from the boundary and projects 2.58m. The extension would be constructed in brickwork with dark grey concrete roof tiles on a gable ended pitched roof. The proposal entails the removal of a clump of evergreen trees to facilitate the extension.

3.0 SITE AND SURROUNDINGS:

- 3.1 The application relates to a large detached 8 bedroom bungalow that operates as a bed and breakfast establishment and part private dwelling, the majority of the bedrooms being used as guest house accommodation. The existing property is located within substantial garden area with large conifers to the boundary with Carr Lane and various trees within the site. The site is located within the Green Belt.
- 3.2 The wing of the building which contains the guest house accommodation abuts the rear gardens of three dwellings, the boundary is delineated by existing hedging. Existing dwellings also abut the northern side of Carr Lane, but land to the south and east of the application site is open and undeveloped.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 22/133/93/FU - Single storey side extension – Approved 16/8/93
- 4.2 22/105/96/FU – Single storey side extension – Approved 31/7/96
- 4.3 22/198/97/FU - Change of use of dwelling to dwelling and bed and breakfast accommodation – Refused 25/8/98
- 4.4 22/34/99/FU - Change of use of dwelling to dwelling and bed and breakfast accommodation – Refused 18/10/99
- 4.5 22/8/00/FU – Single storey side and rear extension – Refused 1/3/00
- 4.6 22/282/00/FU - Change of use of dwelling to dwelling and bed and breakfast accommodation – Refused 20/3/01
- 4.7 22/128/01/FU – Change of use of dwelling to dwelling and bed and breakfast accommodation – Approved 17/7/01
- 4.8 22/4/02/OT – Outline application to erect single storey side extension – Approved 21/5/02
- 4.9 22/195/02/FU - Single storey side extension – Approved 18/9/02
- 4.10 22/443/03/OT – Outline application to erect detached bungalow – Refused 12/2/04
- 4.11 22/278/04/FU – Change of use of part of dwelling to bed and breakfast accommodation – Approved 23/02/05

- 4.12 22/390/04/OT – Outline application for single storey extension – Approved 10/5/05. This application was recommended for refusal by Officers, but granted planning permission following a Panel site visit.
- 4.13 22/120/05/RM – Reserved matters for single storey extension – Approved 25-05-05
- 4.14 07/00791/FU - Change of use of bungalow with bed and breakfast accommodation to form one bungalow and separate bed and breakfast accommodation – Approved 22/6/07

5.0 SUMMARY OF NEGOTIATIONS:

- 5.1 None

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 Councillor Golton objects to the proposal on the grounds of intrusion into Green Belt.
- 6.2 Site Notices posted 16 September 2011. Letters sent to adjoining householders. Two letters of objection, on the following grounds:
- Further incursions in the Green Belt
 - A two bedroom bungalow now has 15 rooms.
 - Noise and disturbance from 6.30 in the morning
 - Overflow of vehicles from the site
 - The building which was removed to justify a previous extension has been replaced with containers.
 - Loss of trees
 - Possible subsidence due to working so close to boundary.
 - Detrimental to property values.

7.0 CONSULTATION RESPONSES:

- 7.1 Neighbourhoods & Housing – no objections
- 7.2 Flood Risk Management – no objections

8.0 PLANNING POLICIES:

- 8.1 Section 38(6) of the Planning and Compensation Act 2004 requires that applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

Statutory Development Plan

- 8.2 The statutory development plan for Leeds comprises the Unitary Development Plan Review (2006) (UDP) and the Regional Spatial Strategy for Yorkshire & the Humber (2008) (RSS).

Unitary Development Plan Policies

- 8.3 GP5 seeks to avoid problems of environmental intrusion and loss of amenity.
N33 controls the type and scale of development within the Green Belt
LT5: encourages wide range of visitor accommodation in Leeds
HO7: existing premises will be permitted to extend and improve their facilities provided no adverse impacts.

Section A13.2.3 states “in all instances development must comply with Green Belt and other UDP policies...”

Section A13.3 details development control guidelines for hotels.

National Planning Policy

8.4 Planning Policy Guidance 2 : Green Belts.

Draft National Planning Policy Framework supports sustainable economic development. Out to consultation.

9.0 MAIN ISSUES:

- Principle of the extension
- Impact of Green Belt.
- Residential amenity
- Conclusion.

10.0 APPRAISAL

Principle of the development

10.1 The provision of guest houses and their extension and improvement of facilities is supported in principle under policies LT7 and HO7, to help fulfil demand for accommodation for customers of business and visitors. However Section A13.2.3 clearly states that in all instances development must comply with Green Belt and other policies. The site is within the Green Belt, therefore, these considerations are a material consideration of substantial weight.

Impact on the Green Belt

10.2 Limited extension of dwellings are the only supported extensions to properties identified under Policy N33. In this case, the property has been substantially extended, far beyond the original two bedroom bungalow. A five bedroom wing was added to the western part of the site, and subsequently changed to B&B accommodation. Three further extensions have taken place to the eastern part of the building, where the living accommodation is located, resulting in a 8 bedroom property, effectively a new guest house has been constructed. Therefore, any ‘limited’ extension has already been constructed, and any new extension would be inappropriate, and therefore harmful. Furthermore, the extension would impact on the openness of the Green Belt, and requires the removal of a group of trees to facilitate its development. Although the trees are not great specimens, they are substantial in size and contribute to the character of the area, and provide a backdrop which defines the Green Belt boundary to the rear of the houses. The extension would contribute to the urbanisation of the Green Belt, to the rear of the houses in an area which could reasonably be expected to remain undeveloped.

Very Special Circumstances

10.3 The applicant has stated that the extension is to improve facilities rather than increase the number of bedrooms, and is essential for improvements to the business. It is considered that this doesn’t amount to very special circumstances required to justify setting aside considerations of harm to inappropriateness, openness and loss of trees.

Residential amenity

10.4 The extension projects along the rear boundary with existing houses. Due to the limited height of the extension, and its relationship to the rooms at the back of the houses, and retention of hedge it is considered that the adjoining occupiers would

not be dominated by the extension. There are no windows proposed in the elevation looking onto the dwellings, therefore no loss of privacy. As stated in paragraph 2 above, however, it is considered that the extension would be intrusive into an open and treed Green Belt area, and should be resisted.

11.0 CONCLUSION:

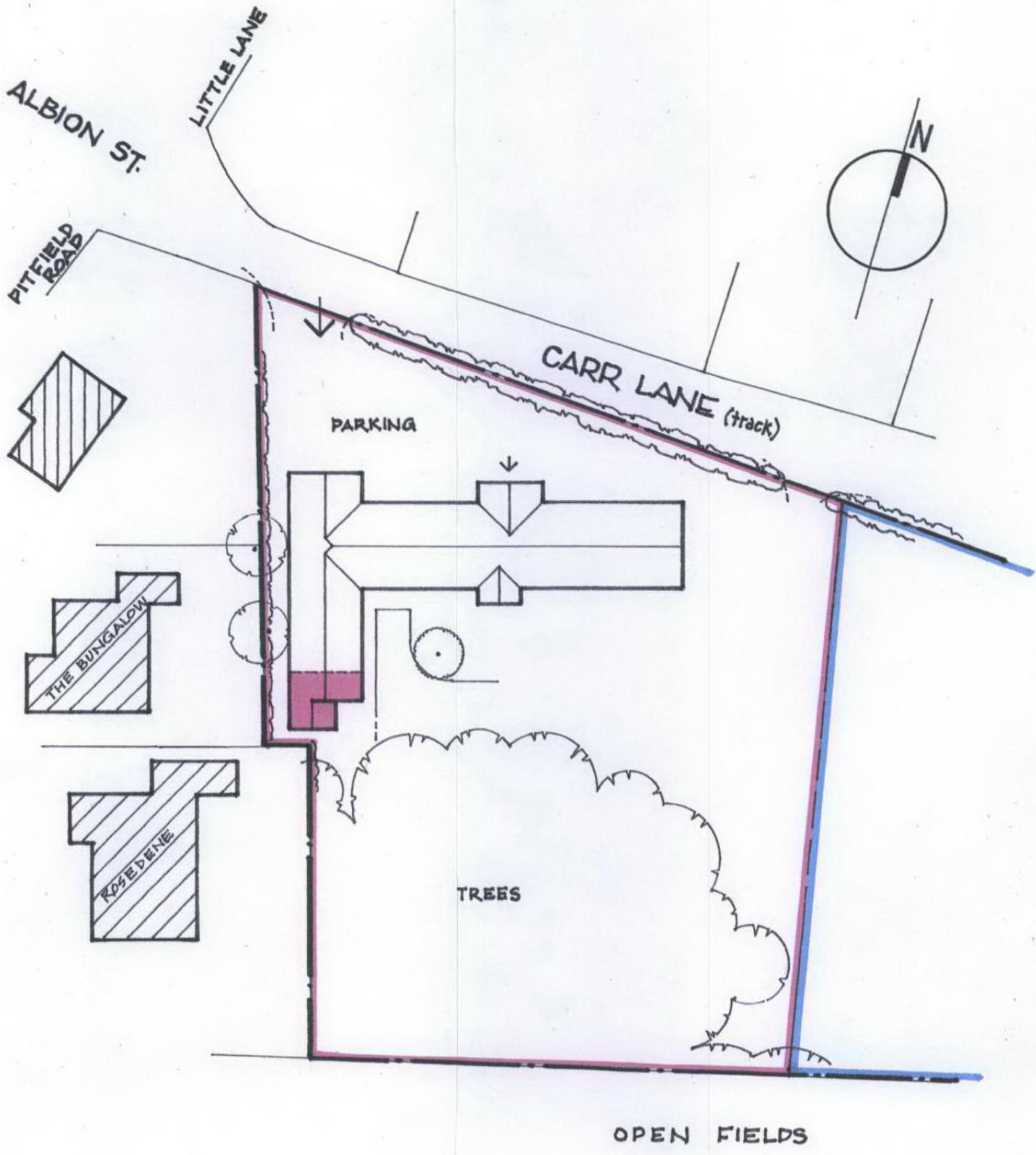
- 11.1 As a result of the reasons stated above, the proposed development is contrary with planning policies LT5, N33, HO7 and GP5 of the Unitary Development Plan and as a result, is recommended for refusal.

Background Papers:

Application file

History files

Certificate – as applicant



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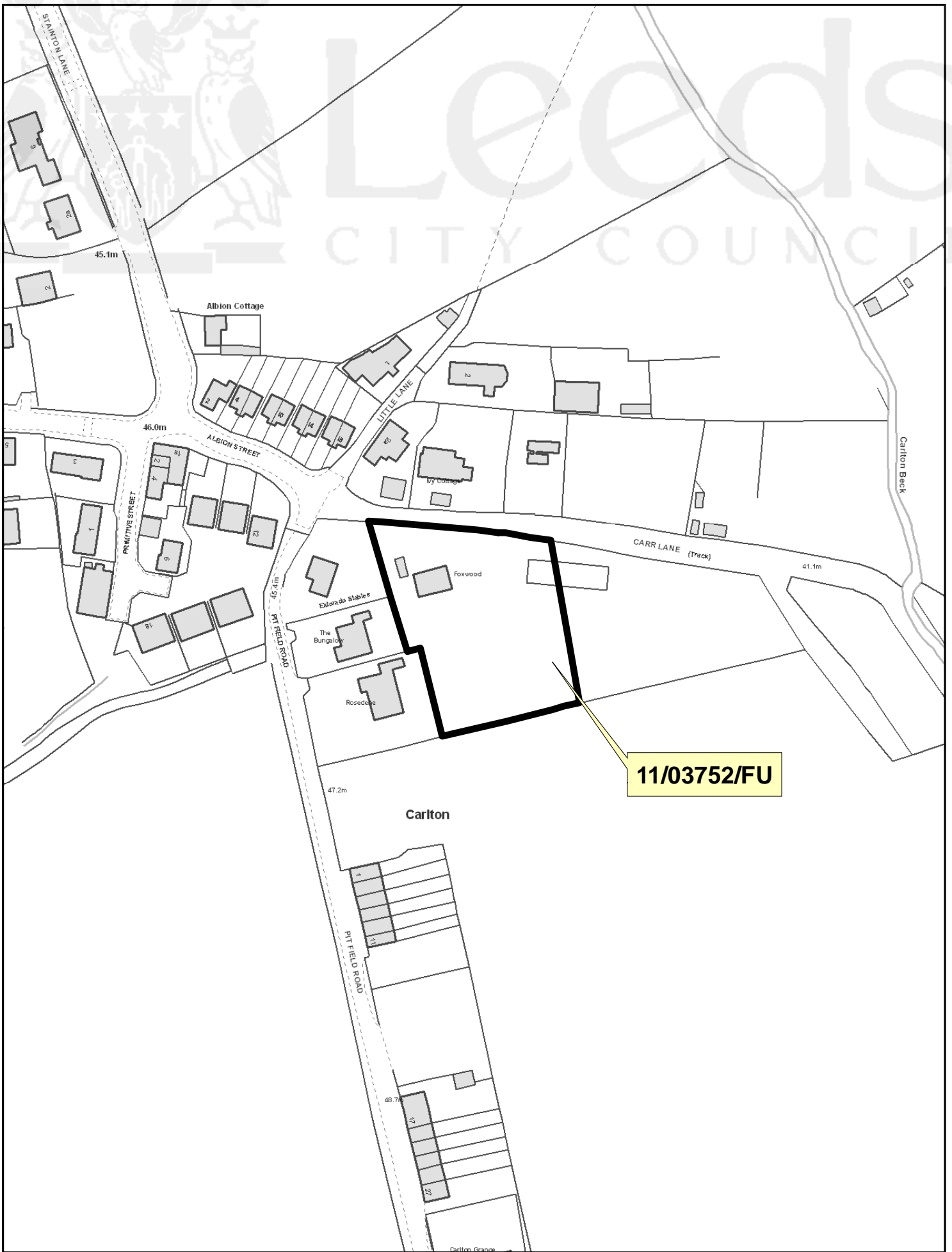
Project
 Proposed Bedroom Extensions
 Foxwood Guest House, Carr Lane, Carlton
 Wakefield WF3 3RT

Client
 Mr S Long

Dwg. Title
 Site Plan

Job. No. 11.8.02	Dwg. No. 02	Scale 1.500	Date August'11
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EAST PLANS PANEL

