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**Report of the Chief Planning Officer**

***PLANS PANEL EAST***

**Date: 1<sup>st</sup> December 2011**

**Subject: Application 11/02881/FU – 4, five bedroom terrace houses and 1, five bedroom detached house at land to the rear of The Hollies , Park Avenue, Roundhay.**

**APPLICANT**

Richard Boothroyd  
Associates

**DATE VALID**

11 July 2011

**TARGET DATE**

5 September 2011

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**Electoral Wards Affected:**

Roundhay

Yes

Ward Members consulted  
(referred to in report)

**Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

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**RECOMMENDATION:**

**GRANT PERMISSION subject to the following conditions:**

1. Time Limits
2. Development in accordance with approved plans
3. Samples of Materials
4. Sample panel of stonework
5. Surfacing materials
6. Boundary treatments
7. Areas to be used by vehicles laid out
8. Landscape Scheme
9. Implementation of Landscaping
10. Protection of Trees
11. Replacement of Trees
12. Tree retention method statement
13. Contamination
14. Drainage details
15. Implementation of bat mitigation measures
16. Construction Methodology
17. details of access road construction, including details of future maintenance

18. Removal of pd rights: extensions, roof alterations outbuildings and windows and change of use to garage to habitable rooms

**Reasons for approval:** The application is sited within a sustainable location. The proposal is of an appropriate design and does not cause harm to the character and appearance of the conservation area, nor does it cause harm to residential amenity or highway safety. It is considered to comply with Policies GP5, H4, N2, N4, N12, N13, N19, N23, N25, N26, LD1, BD2, BD5, BC7, T2 and T24 of the UDP (Review 2006), as well as guidance contained within the Council's SPG 'Neighbourhoods for Living' and the Council's SPDs 'Roundhay Ward Neighbourhood Design Statement' and 'Street Design Guide' and, having regard to all other material considerations.

## **1.0 INTRODUCTION:**

1.1 This application is reported to the Plans Panel at the request of Councillor Lobleby due to concerns arising due to overdevelopment of the site, the design, impact on the character of the Conservation Area, loss of trees and the concerns of local residents.

## **2.0 PROPOSAL:**

- 2.1 The scheme relates to a full planning application for the development of the site to provide 4, five bedroom terrace houses with two detached garage blocks and 1, five bedroom detached house with a detached garage..
- 2.2 The set of four, 5 bedroom terrace houses would be located to the northern half of the site, with a slight stagger between houses 2 and 3. The houses are laid out east to west on a north south axis with driveways and garages to the east and private amenity space on the west. Two blocks of 4 garages are proposed opposite this terrace which are single storey with a pitched roof. with a dormer on the rear pitch facing onto the rear gardens. The houses are 2 storeys in height with pitched roof with a dormer for each house in the rear roof face, providing habitable space in the roof. Materials proposed are natural stone, natural slate, lead to dormers and painted timber frames.
- 2.3 The dimensions of the terrace are 9.4m in height to ridge, 31.3 in width (containing a slight step between house 2 and 3 of approximately 0.5m) and the depth 9.6m/ the garage blocks are 13m in length, 6.4 in depth and 4.8m in height (ridge).
- 2.4 The detached house would be located to the southern half of the site at the southern part of the site, which abuts The Hollies.
- 2.5 The dimensions of the dwelling is 14.8m in length, 9.3m height (max) and 12.2m in depth; the garage dimensions are the same as before.
- 2.6 4 trees are proposed to be removed as part of the proposal; 1 is diseased and the other 3 will be replaced.
- 2.7 Access to the site is off Park Avenue at present and will remain so but the access to the site will be moved approximately 2m north of the existing access which results in the loss of a tree but the tree survey confirms that this tree is diseased and should be removed. Pedestrian access is and would be provided off the access road.

## **3.0 SITE AND SURROUNDINGS:**

- 3.1 The site is an open area of land measuring 0.28 hectares in size and is presently being used as the building compound for the adjacent development site, Beech Lodge (previously considered by 22<sup>nd</sup> October 2009 Plans Panel. The site is otherwise in a poor state and is empty with only a small outbuilding located in the NE corner of the site. The site previously formed part of the walled gardens of Woodlands Hall, which is located to the north of the application site. The rear of the site is set slightly higher than the Park Avenue frontage and in relation to 'The Hollies' in front of the application site. Members visited this site as part of the consideration of the application
- 3.2 Beech Lodge which is the adjacent development site is near completion, comprises of a large detached three storey Victorian lodge which has been extended to accommodate 9 flats to the front of the site and to the rear of the site a block of 4 terrace houses which are 2 storey plus habitable rooms in the roof space. This site is set in an expansive plot within the Roundhay Conservation Area and features a substantial front garden with a central access point with stone gate piers and a low stone front boundary wall. Towards the rear is a substantial sized garden, part of which is elevated due to a stone retaining wall. Consequently, the rear part of the site is higher than the Park Avenue frontage.
- 3.3 In terms of boundary treatments, towards the rear are the original very high walls of the walled garden to Woodlands Hall, with 3 conifers on the other side of it; these conifers are not in the ownership/redline boundary. A boundary wall runs along the site's eastern boundary with the Beech Lodge development site beyond. Along the southern boundary is a 2m high wall with The Hollies and Carr Head. Along the access road there is an area of landscaping and Holly Trees leading up to the present access with an original wall along the western boundary of the site which is in a poor state of repair.
- 3.4 The site is set within a residential area that is partly characterised by large houses set within spacious plots. Within some plots are subservient outbuildings and garages. To the north is Woodland Hall which has been sub divided into residential units. Oakhampton Court, is located to the north of the Beech Lodge development which is a 1980 residential development of a higher density. On the opposite side of Park Avenue are two storey detached dwellings which are set at a lower level due to the general topography of the area. Beyond the vacant open land to the west are two large detached houses known as The Orangery and Westways which were approved in 1993. To the north of these is Woodlands Hall, which was originally built as a grand house in the 1880's, and previously used as a nursing home until its conversion to flats in the 1990's.
- 3.5 Access to the site is off a private drive, which is accessed off Park Avenue. The private road presently serves the vacant application site and four other residential properties.

#### **4.0 RELEVANT PLANNING HISTORY:**

- 4.1 The planning history of the application site has, in the past also been associated with a larger area of land to the east (Beech Lodge). However, the application site's planning history can be summarised as follows which include the planning history for Beech Lodge, the adjacent site.
- 4.2 09/03251/FU and 09/03252/CA – approved 23 October 2010 (by Plans Panel) part demolition of house and addition of 3 storey extension to form 9 flats and new block of 4 x four bedroom houses at Beech Lodge – development near completion.

4.3 30/286/00/FU – Change of use and extension of Beech Lodge to form 6 flats and erection of five bedroom house and 2 blocks each comprising 2 houses and 2 flats on land to the west: Approved but not implemented. This application included Beech Lodge site to the east and its rear garden as well as the application site. The rear part of the garden to Beech Lodge included one of the blocks containing 2 houses and 2 flats located within an L-shaped block.

4.4 In terms of application site, a planning brief was first prepared in 1987 and included land to the south of Woodlands. The brief indicated that the site could accommodate a small number of detached dwellings or flats. A Planning Brief for a more extensive piece of land, including Woodland itself, was produced in 1992. The brief did not include Beech Lodge. It indicated that residential development would be appropriate. The following planning history is therefore relevant, with the most recent listed first:

- 30/400/93/FU – 2 x 6 bedroom houses and 1 x 4 bedroom house: Approved and implemented. These houses are known as The Orangery and Westways and the house within the upper part of the walled garden area to Woodlands.
- H30/322/80 - 7 x 4 bedroom detached houses to vacant site: Approved.
- H30/1356/78 – Laying out of access and erection of 7 four bedroom detached houses and attached double garages: Withdrawn.
- H30/833/75 – Outline application to layout access road and erect 3 storey residential development including 25 flats and 13 houses: Approved.
- H30/656/75 – Outline application to erect block of 12 flats to garden of existing house: Refused.

## **5.0 HISTORY OF NEGOTIATIONS:**

5.1 An informal pre-application with some draft sketches was submitted to establish the principle of development. Issues raised were regarding the scale of garages.

5.2 Following concerns raised regarding the scale of the garages, the boundary wall, private amenity space, access road, loss of vegetation, landscaping and the impact upon the neighbouring properties amenity, 'The Hollies' with regard to the location of house nos 6. Following discussions since the application was submitted, revised plans addressing the points raised have been received. The boundary treatment is a mix of railings and wall, increased vegetation has been provided, the access road is to an adoptable standard and the nos of houses proposed has been reduced by 1 and has been moved to address its impact upon 'The Hollies'.

5.3 The planning officer met with the residents of The Hollies and Woodland Grange to discuss the application.

## **6.0 PUBLIC/LOCAL RESPONSE:**

6.1 The application was advertised by a site notice posted on 22<sup>nd</sup> July 2011 affexcting character of a COnservation Area, a press notice dated 21 July 2011 and by neighbour notification letters dated 11 July 2011.

6.2 6 letters of representation were received raising the following issues:-

- Existing access road is substandard into site from Park Avenue
- Does not meet LCC Street Design Guide

- Pedestrian access not very good from the site/private drive at present – concern regarding pedestrian safety
- Not against development of one villa on the site
- Low quality proposal
- Private road not suitable for more/increase in traffic (have to reverse to let other cars through at present),
- Highway safety concern
- Proposed development not in keeping with the area and is an overdevelopment of the site
- Doesn't comply with the Neighbourhood Design Statement
- Loss of original wall down Park Avenue, from Woodlands which is a loss of history the building
- Overlooking into neighbouring properties (proposed house 1 and 6) affecting residential amenity
- Drainage issues have been experienced due to roots from other developments in locality
- Loss of trees on site impacts upon character of area
- Beech Lodge development has caused significant inconvenience to local residents
- Park Avenue itself in poor condition and made worse by recent construction works in area – any permission should require that existing infrastructure be safeguarded
- Dominant building, impacting upon residential amenity
- Different levels
- Plans submitted inaccurate
- Not against development of the site in principle
- Access onto Park Avenue from private drive is becoming more difficult and concerns for highway safety if the use of junction increases

**6.2 Ward Members - Cllr Lobley objects to the application on the following grounds:-**

- Adjacent development is less than high quality
- Squeezing 6 houses in when space only for 2
- Overdevelopment of site with buildings and hard surfacing
- Understands that some trees to be removed as part of development, Neighbourhood Design Statement states that this character area emphasises the importance of retaining trees; Woodlands is a notable building within the NDS and that any future alterations or extension and infills should show greater respect to scale and character of streetscape and views from Roundhay Park – the proposal does not comply with the adopted NDS
- Past mistakes should not be repeated

**7.0 CONSULTATIONS RESPONSES:**

- 7.1** Yorkshire Water – no objection subject to conditions  
 Highways – no objection to the revised scheme subject to conditions  
 Contaminated Land – no objection subject to conditions  
 Mains Drainage – no objection subject to conditions  
 Access Officer – no objection  
 West Yorkshire Advisory Services – no objection

**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. However, the RSS is a strategic planning document, used to inform more detailed policies at a local level. Accordingly, it is not considered that there are any particular policies which are relevant to the assessment of this proposal.
- 8.2 Unitary Development Plan (Review 2006) Policies:
- Policy GP5: General planning considerations
  - Policy H4: Housing on unallocated sites
  - Policy BD5: New buildings should not cause loss of amenity
  - Policy N2: Greenspace
  - Policy N4: Greenspace
  - Policy N12: Urban design
  - Policy N13: Design of new buildings
  - Policy N19: New development within Conservation Areas
  - Policy N23: Incidental open space around new development
  - Policy N25: Boundaries of sites
  - Policy N26: Landscape schemes
  - Policy BC7: Use of traditional materials within Conservation Areas
  - Policy T2: Transport and highway safety
  - Policy T5: Safe and secure access
  - Policy T24: Car parking provision (Appendix 9)
  - Policy LD1: Landscape proposals

The site lies within the designated Roundhay Conservation Area.

- 8.3 SPG “Neighbourhoods for Living”.  
 SPD “Designing for Community Safety – A Residential Guide”  
 SPD “Street Design Guide”  
 SPD “Roundhay Ward ‘Neighbourhood Design Statement’ (NDS)
- 8.4 PPS1: Delivering Sustainable Development  
 PPS3: Housing  
 PPS5: Planning for the Historic Environment  
 PPG13: Highways
- 8.5 Roundhay Conservation Area Appraisal – The adjacent Beech Lodge is identified as a positive building within the Wetherby Road and Park Avenue character area. The area is characterised by large houses with extensive front and rear gardens and smaller coach houses, stables and subservient accommodation towards the rear. Mature trees within front gardens are also a characteristic.
- 8.6 Roundhay Ward Neighbourhood Design Statement – is identified in the Wetherby Road and Park Avenue Character Area. The area is characterised by considerable variety in styles and material in built form; Woodland Hall is notable building (but there are no listed buildings in this area) and mature trees dominate the area. Recommendations for enhancement include that future alterations, extension and infill need to show greater respect for the scale and character of the streetscape; boundary treatments are particularly important, to be retained and reinstated wherever possible.

## 9.0 MAIN ISSUES

- i) Principle of Development
- ii) Design and Impact upon Character and Appearance of the Roundhay Conservation Area
- iii) Impact on Living Conditions of Neighbours & Future Occupants
- iv) Highway Safety
- v) Trees and Landscaping
- vi) Consideration of Objections

## 10.0 APPRAISAL

### Principle of development

10.1 The application site formed part of Woodlands Hall walled gardens originally. The land and building were severed some time ago and this was the case when the application for Beech Lodge was determined. The application site is unallocated and is considered to be an open, vacant piece of land that does not fit with the urban character of the area as it stands at present nor does it enhance or preserve the area visually and is located in a sustainable location. Therefore, whilst it is a greenfield site, it does not positively contribute to the character of the area. The proposal is considered to be consistent with policy H4 and therefore the principle of development on this site would appear to be acceptable subject to all other material planning considerations as set out below.

10.2 Such detailed matters relate to the acceptability of design and its impact on the Roundhay Conservation Area, parking and highway safety, the impact on the living conditions of neighbours and impact on trees. It is also relevant to take into account the planning history of the site and previous permissions on this site, all of which have not been implemented and have since lapsed.

### Layout, Design and Impact upon Character and Appearance of Conservation Area

The site is presently open and vacant in a poor state, including the boundary wall facing on to the private drive which has partially collapsed. The existing vegetation consists of Holly Trees at the entrance to the site, adjacent to the boundary with The Hollies and a tree at the existing entrance. No vegetation exists on the main part of the site proposed to be developed.

10.4 The surrounding properties, Westways, The Orangery to the west and Woodlands Hall to the north (now sub-divided) are large villas situated in large gardens all situated off the private drive. In front of the application site, fronting onto Park Avenue are The Hollies and Carr Head which are smaller dwelling and plots sizes to other in the area. Adjacent to the site is the Beech Lodge development and the revised scheme takes into consideration its layout of a terrace block and dwelling to the front of the site which has been considerably extended to provide flats. The layout of the scheme does take into consideration the Conservation Appraisal and Neighbourhood design Statement and the character analysis of the area and is considered to be acceptable with regard to its layout.

10.5 The height, scale and siting of the buildings step up slightly from south to north, taking account of the slight difference in levels, approximately 1.5m and the spaces between the buildings are considered to reflect the pattern of surrounding developments and on balance while objections have been raised regarding the character of the area, it is not considered to detract from the character of the area generally or the Conservation Area

- 10.6 The design and materials of the proposed terrace replicates the terrace block in the adjacent Beech Lodge development and is therefore considered to take into account the surrounding areas characteristics.
- 10.7 The detached house did not form part of the original application (a pair of semi-detached properties was proposed here). The design of the detached house takes account of the details and characteristics of Beech Lodge (1 Park Avenue) on the adjacent development site which fronts onto Park Avenue and which is referenced in the Conservation Area Appraisal as a positive, notable building in the Conservation Area and Neighbourhood Design Statement.
- 10.8 The reinstatement of the boundary wall on the access road, to the rear of houses 1 – 4 with substantial planting proposed which would introduce landscaping back into the streetscene is considered to be characteristic of the area. In addition further boundary treatment in the form of railings, wall and planting will be introduced along the access road from the junction with Park Avenue, along the boundary with The Hollies to the new access, once again building on the existing vegetation and taking account of the boundary treatment already in existence which is considered to add to the character of the area and Conservation Area, in line with the Conservation Area Appraisal and Neighbourhood Design Statement.
- 10.9 The planning history of the site is also considered to be a material planning consideration, although there is no extant permission on the site due to a previous consent which has since lapsed. The most recent application which was approved in November 2001 and expired 5 years later in November 2006, permitted an extension to Beech Lodge which was attached the west elevation and extended significantly rearwards, beyond the main rear elevation of the lodge to create an L-shaped footprint. This facilitated the conversion of the lodge into 6 large flats. Towards the rear within the back garden of Beech Lodge and within the vacant land to the west, the scheme included 1 five bedroom house and 2 two storey blocks, each containing 2 houses and 2 flats. Each of these blocks was L-shaped to reflect the shape of the extended Beech Lodge, with one of these blocks located entirely within the rear garden area of the lodge. Access to this building was via a curved road from West Avenue to the west which led into parking areas located along the northern boundary (adjacent to the rear gardens of Oakhampton Court). To the Rear of the block would be the private gardens to the houses and the communal amenity space for the flats.
- 10.10 The aforementioned application was approved with regard to advice contained within PPG15 given the site's location within the Conservation Area. As such, the scheme permitted the development of 4 residential units within the rear garden area of Beech Lodge together with a substantial extension to Beech Lodge itself. However, since then, revised government guidance has been issued in the form of PPS1 and PPS3, while the Revised UDP was adopted in July 2006 and the Roundhay Conservation Area Appraisal adopted in 2004 as supplementary planning guidance as well as the adopted Roundhay Ward Neighbourhood Design statement (adopted June 2011). It is also relevant to note that PPG15 has been replaced by PPS5: Planning for the Historic Environment but the key principles remain the same.
- 10.11 Having regard to the above factors it is considered that the concept of the overall scheme with regard to its layout, scale, massing and design of the terraced houses and the detached dwelling take on board the layout, scale, massing and design of the adjoining development site and the surrounding area and the proposed materials results in a sympathetic development which would enhance the character of the Conservation Area.



### Impact on Living Conditions of Neighbours & Future Occupants

- 10.12 The proposal has been amended since it was submitted. Concern was raised by officers regarding the relationship between proposed house nos 6 on the southern boundary of the site with The Hollies. The proposed end house appeared to be too large with regard to its scale and massing and would appear to be an over dominant feature detrimental to their amenity and taking into consideration the difference in levels of the two sites and was not considered to meet guidance contained with SPG Neighbourhoods for Living. The revised proposal of one detached dwelling on the southern part of the site is set further back from the boundary and is a minimum distance of 16.2m and a maximum distance of 17.6m from The Hollies to the side elevation of the dwelling, exceeding the SPG guidance. It is therefore considered that there would be no adverse impact upon the residential amenity of The Hollies following the revised scheme.
- 10.13 The distances from the application site houses to the Beech Lodge development houses and other residential properties around the application site all exceed the guidance distances contained in Neighbourhoods for Living and therefore there is considered to be no adverse impact upon the amenity of future occupiers or neighbouring properties with regard to amenity.
- 10.14 The private amenity space proposed for the terrace houses is marginally below the guidance recommended in Neighbourhoods for Living; this issue was raised. The land to the rear of the boundary wall of the terrace was seen as an opportunity to provide additional substantial landscaping that could be achievable but the proposed new wall would need to be pushed further back, taking away some of the private amenity space, reducing it further. It was therefore considered on balance that the loss of amenity space and the improvement to landscaping and the planting of trees be given more weight, particularly taking into account the Conservation Area Appraisal and Neighbourhood Design Statement.
- 10.15 The amenity space provided for the proposed terrace houses is more than is provided in relation to the adjacent Beech Lodge development and therefore compatible with the local character.
- 10.16 The private amenity space proposed for the detached dwelling is considered acceptable.

### Highway Safety

- 10.17 The site will be accessed off Park Ave which is classed as a private drive and serves the vacant application site and 4 other residential properties. The proposal is now for 5 dwellings on the site and therefore providing access for 9 dwellings in total. The original proposal did not include the access road within the red line boundary and this has now been amended. The access road would be widened to 4.8m wide, achieving an adoptable standard as per the Street Design Guide where 2 cars can pass each other. In addition a small margin would be provided. However, this would result in the retention of existing trees along the boundary up to the site entrance and this is considered to preserve the visual character of the Conservation Area amenity as landscaping is characteristic of the area and Highways Officers raise no objection to the margin not being provided as there is not considered to be an adverse impact upon highway safety. Therefore it is considered that on balance the retention and improvement of the trees and further landscaping in this location is given more weight than a margin.

- 10.18 The access road into the development is to be moved approximately 2m north of the existing entrance. This raises no highway safety issues it does require the removal of a tree, this is discussed in paragraph 10.19 below.
- 10.19 5, five bedroom houses are proposed, providing 10 garage spaces and 10 car parking spaces with 2 for visitors spaces; this is an over provision with regard to parking guidelines but is acceptable in this location and would seek to prevent on-street parking in the locality.
- 10.20 The layout is capable of accepting a refuse vehicle.

#### Trees and Landscaping

- 10.21 In terms of the impact upon existing trees, the majority of these are automatically protected given the Conservation Area designation. The applicant has submitted a tree survey with the application together with a plan which identifies trees for removal. The site has very little vegetation on it. Following negotiations, it is proposed that only three trees are removed as a result of the scheme which are located at the existing entrance. The tree survey shows that of the trees to be diseased and its removal recommended; LCC tree officers have confirmed this and the 3 other trees are Holly Trees are to be replaced and additional trees and vegetation to be planted.
- 10.22 The trees on the access road, adjacent to The Hollies will remain unaffected by the scheme as it is recommended that the small margin that is usually required is not being provided as this would result in damage and loss of the existing trees, detrimental to visual amenity and the character of the area. Due to the width of the road required, it is considered that the verge treatment of the road be conditioned as the construction works required should not affect or damage the existing trees to be retained and the new planting that is proposed.
- 10.23 Landscaping is proposed as part of the scheme, breaking up the hard surfacing areas within the site and as boundary treatment. Substantial landscaping is proposed along the access road on the left handside, adding to the existing Holly Trees and beyond the proposed new access, to the rear of the boundary wall to houses 1- 4 where the site is presently overgrown and very limited in its quality, which is not of any aesthetic merit. This considerable planting is considered a visual improvement not only for neighbouring properties but also that the entrance to the private drive is visible from Park Avenue itself. The increase in planting is considered a characteristic of the area and its provision as part of this scheme would enhance the character and appearance of the Conservation Area and be consistent with the Conservation Area Appraisal and the Neighbourhood Design Statement.
- 10.24 The wall located on the western side of the site is in a poor state of repair and cannot be retained or repaired. It is proposed that the wall be replaced like for like with regard to design and using where possible the existing stone as it is considered to form part of the original walled garden and is a characteristic of the area to be reintroduced.

#### Consideration of Objections

- 10.25 The issues/comment raised by Ward Member and local residents have been covered in the appraisal section of this report.

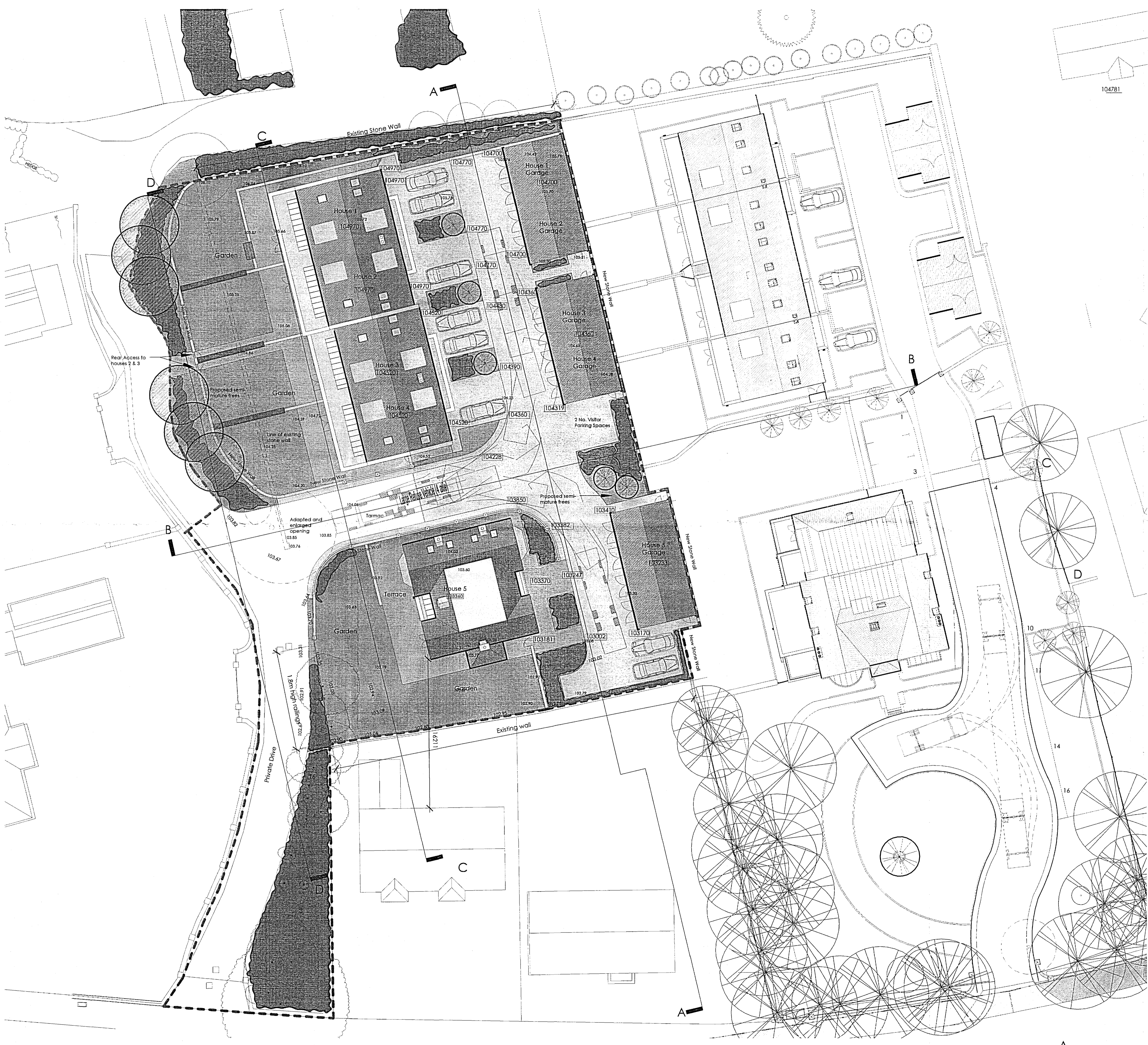
## **11.0 CONCLUSION**

11.1 In conclusion, consideration has been given to all the matters raised, and it is recommended that planning permission is granted subject to the specified conditions. It is considered that the proposal complies with the relevant policies in the UDP, the Roundhay Conservation Area Appraisal, the Roundhay Neighbourhood Design Statement and national planning guidance, and officers have balanced the proposal against other material considerations including the site's planning history and bringing this site back into use. On balance, and in light of the above, the application is considered to be acceptable, and approval of both applications is recommended.

**Background Papers:**

Application files: 11/02881/FU

Certificate of Ownership signed as applicant



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2 - NOV 2011  
**REVISED**

11/02881

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Northpoint:

Rev	Date	Amendments	By	CHKd
A	14/09/11	Dimension added between house 5 and the hollow section G.C added	ST	ADP
B	19/09/11	Footprint & height of houses 5 & 6 reduced. Garage reduced in height. Boundary wall to house 5 moved from access road. Gates removed from site access.	ST	ADP
C	04/10/11	Detail to south of site added.	ST	ADP
D	17/10/11	Site Layout amended following meeting with Planning Officer.	ST	ADP
E	21/10/11	House 5 removed and layout amended following Planning Comments.	ST	ADP
F	24/10/11	Levels amended.	ST	ADP

- Key
- Site Boundary
  - Trees to be removed Refer to Tree Survey
  - Retained Trees
  - Proposed Trees
  - Tarmac Road
  - Tegula Paving Road Colour Harvest
  - Tegula Drives Pennant Grey
  - Yorkstone Paving
  - Existing Level 49.30
  - Proposed Level 49.233
  - New stone boundary wall to be min 1.8m high

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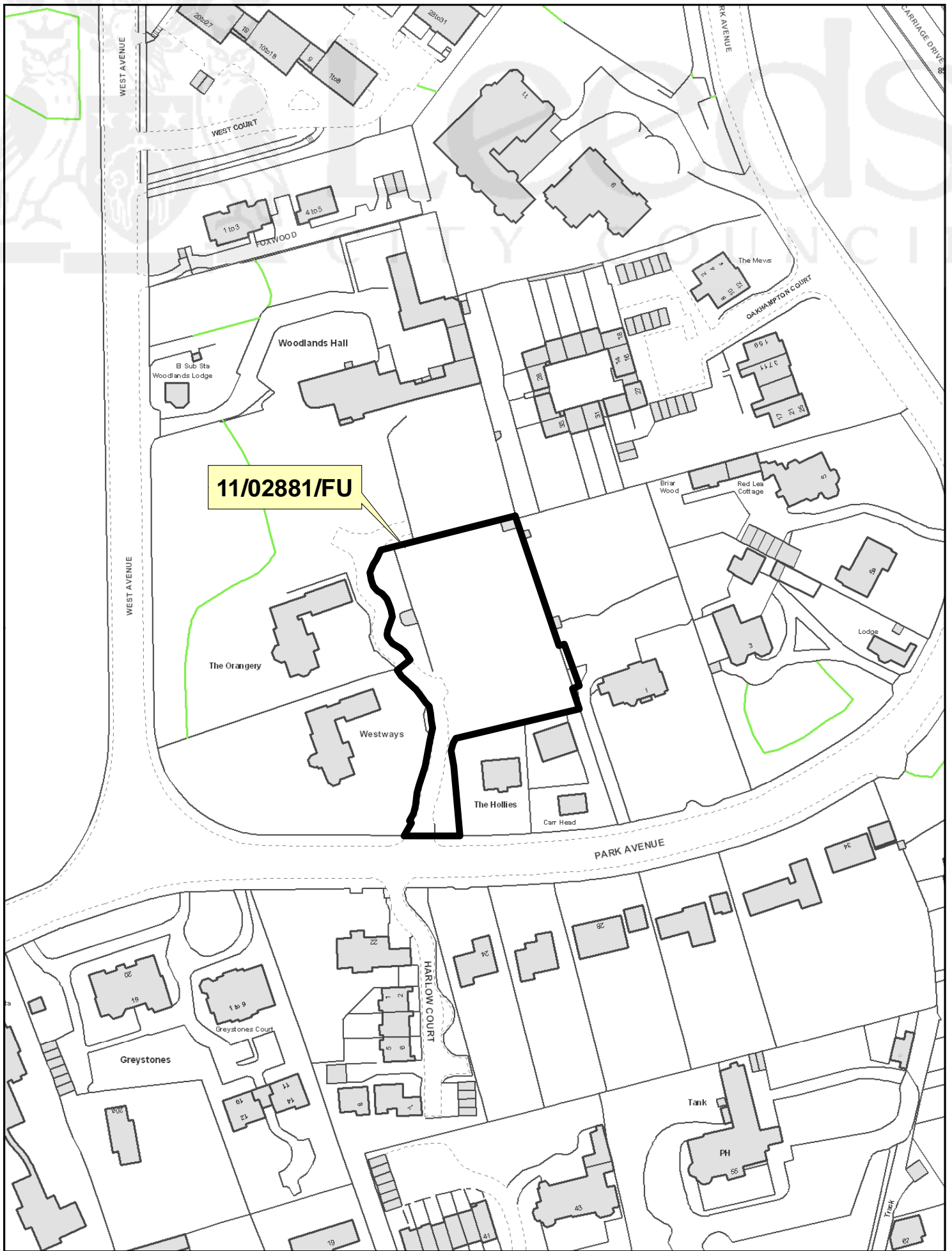
Project:  
Residential Development, Off Park Avenue, Roundhay, Leeds

Client:  
The Boothroyd Family

Drawn Title:  
Proposed Site Plan

Date:	Scale:	Size:	Drawn:	Checked:
June '11	1:200	A1	TW	ADP
Project No:	Draw No:	Rev:	Status:	
2488	101	F	Planning	

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11/02881/FU

# EAST PLANS PANEL

