



Report of the Chief Planning Officer

PLANS PANEL WEST

Date: 24th May, 2012

Subject: APPLICATION 12/01510/FU for conservatory to rear at 3 Meadow Garth, Bramhope, Leeds LS16 9DY.

APPLICANT
Mr Davey

DATE VALID
02.04.12

TARGET DATE
28.05.12

Electoral Wards Affected:
Adel & Wharfedale

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

GRANT PLANNING PERMISSION subject to the following conditions:

1. Development permitted shall be begun before the expiration of three years from the date of this permission.
2. Development to be carried out in accordance with the approved plans.
3. Brickwork of dwarf wall to match that of the host dwelling.

Reasons for Approval: The application proposal is not considered to cause harm to the character or visual amenities of the area and, due to the nature of the proposal, it will not impact on the amenity of neighbouring dwellings. The scheme is considered to accord with the relevant policies contained within the development plan and other local and national guidance documents.

1.0 INTRODUCTION:

- 1.1 The application is reported to Panel for determination as required under the delegation agreement because the applicant is a Councillor (City & Hunslet Ward).

2.0 PROPOSAL:

- 2.1 The applicant seeks permission for a conservatory to be constructed to the rear of this link-detached dwelling. The conservatory will have a shallow 3-way hipped roof with an apex height of 3.2m and an eaves height of 2.2m. It will measure 6.5m in width and will project out 4m from the Dining room and 4.4m from the kitchen wall due to the slightly staggered nature of the rear elevation of the host dwelling. It will be set in approximately 1.1m from the nearest side boundary shared with the linked neighbouring dwelling. All the above measurements are approximations as they have been scaled off from the submitted scale drawings.

3.0 SITE AND SURROUNDINGS:

- 3.1 The application site consists of a large end link-detached property situated at the turning head of cul-de-sac located on the south-western edge of Bramhope Village. The property occupies a corner plot and benefits from a large and well screened rear garden. The garden level rises slightly towards the rear boundary. The linked dwelling has a recessed garage adjoining the applicants dwelling and a two storey gabled projecting extension to the rear. The dwelling has been previously extended and significantly altered from its original form as have many of the other dwellings within the immediate locality.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 Application site:
10/042625/FU – Recladding of front elevation with natural stone (Approved).
09/053747/FU – Pitched roof to form canopy over entrance and ground floor window to front and re-cladding of first floor area to front in brick (Approved).
Various historic applications relating to previous extensions and alterations to this dwelling to the side and to rear.
- 4.2 Neighbouring Sites:
29/79/94/FU: 2 Meadow Garth, Part single and part two storey rear extension (Approved).

5.0 PUBLIC/LOCAL RESPONSE:

- 5.1 Bramhope & Carlton Parish Council – No objection

6.0 CONSULTATIONS RESPONSES:

- 6.1 None.

7.0 PLANNING POLICIES:

- 7.1 Local – Leeds Unitary Development Plan (Review 2006) Policies:
GP5: Gives advice in relation to new development stating that all new development should not have a detrimental impact on amenity.
BD6: Gives advice in relation to extensions to residential properties which states that extensions should respect the scale, form, detailing and materials of the original building.
- 7.2 Leeds Householder Design Guide (2012):

HDG1: All alterations and extensions should respect the scale, form, proportions, character and appearance of the main dwelling and the locality/ Particular attention should be paid to:

- i) The roof form and roof line;
- ii) Window detail;
- iii) Architectural features;
- iv) Boundary treatments and
- v) Materials;

HDG2: All development proposals should protect the amenity of neighbours. Proposals which harm the existing residential amenity of neighbours through excessive overshadowing, over-dominance or overlooking will be strongly resisted.

8.0 MAIN ISSUES

Character of the host dwelling
Amenity of neighbours

9.0 APPRAISAL

- 9.1 The proposed conservatory is set down and subordinate to the host dwelling and is located to the unobtrusive rear elevation of the dwelling projecting into the large rear garden. Conservatories are a common addition to dwellings within this suburban area and the proposal will not be significantly visible within general public views. The proposal is considered to represent a modest addition to the dwelling which respects the scale and form of the existing dwelling to which it will attach. The use of a matching brick for the solid elements of the conservatory will be required to assimilate the structure positively with the host dwelling and this has been suggested in the application form and controlled by condition.
- 9.2 The conservatory maintains a reasonable gap of just over 1m to the nearest adjacent side boundary and is over 10m from the other side and rear boundaries. The existing boundary fencing provides adequate screening to protect the privacy of the adjacent dwellings and their private garden space. The distance to the rear boundary and side boundary furthest from the conservatory would be sufficient in its own right to protect the privacy of the adjacent rear gardens even without the fencing. It is difficult to apply standard criteria when assessing the projection of the extension relative to the neighbouring dwelling due to the staggered nature of the neighbouring dwellings rear elevation. The garden is north facing and due to the subordinate scale of the extension it will mostly sit within the shadow cast by the existing host dwelling and will not add significantly to overshadowing in its own right. The height of the conservatory and its very shallow roof form relative to the adjacent boundaries results in only a limited proportion of the structure being visible relative to the neighbouring dwelling. The set back from the shared boundary further limits the conservatory's impact in terms of dominance relative to the neighbouring dwelling and its domestic curtilage.

10.0 CONCLUSION

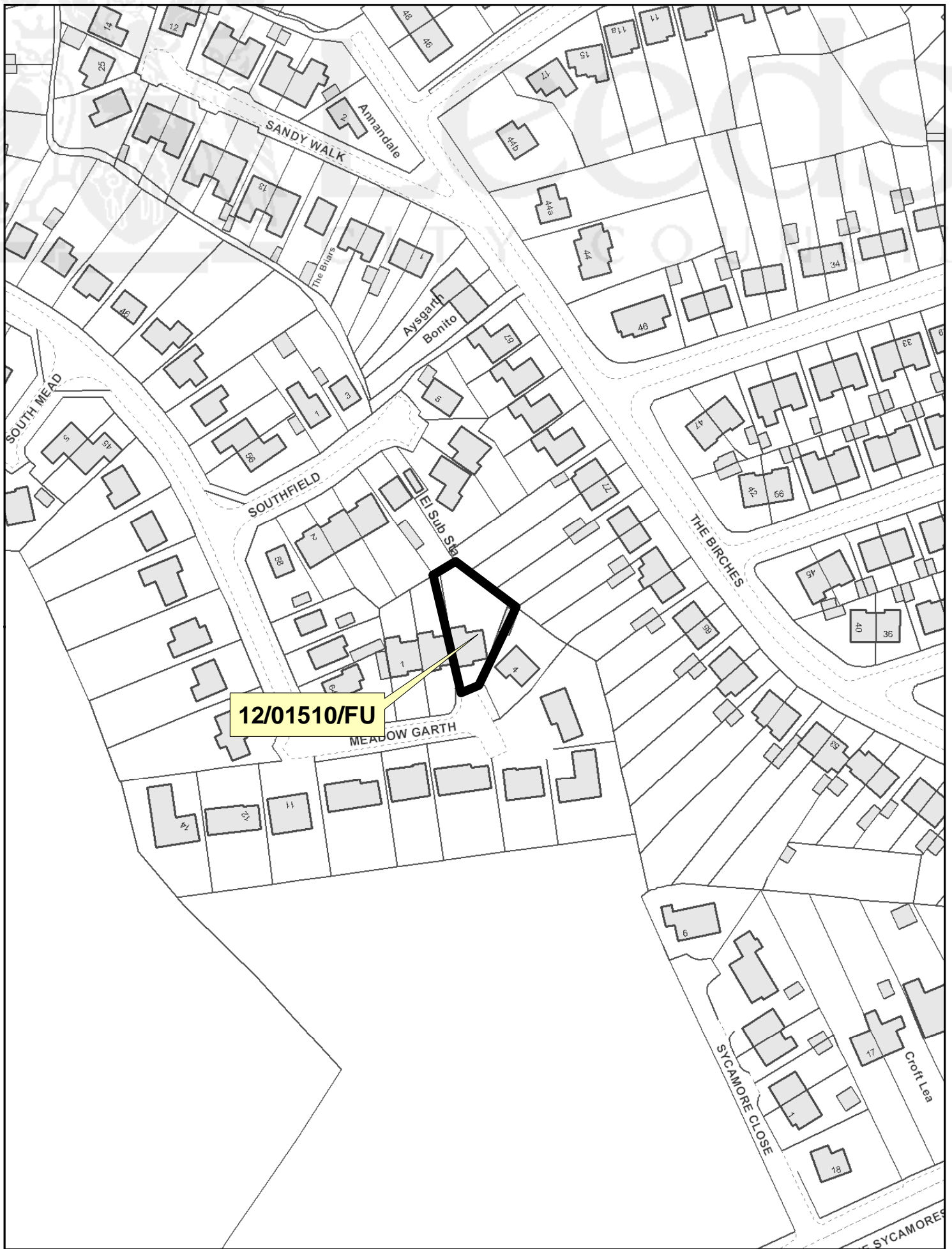
- 10.1 Consideration has been given to the development plan and all other material planning considerations and it is recommended that planning permission be granted for this proposed development as it accords with the development plan and will result in no significant demonstrable harm. The application is straight forward with

no issues of concern and has been presented to panel purely as a consequence of the applicant's position as Councillor.

11.0 Background Papers:

Application and history files.

Certificate A signed by the applicant declaring that all land is owned by applicant.



12/01510/FU

WEST PLANS PANEL

