



Report of the Chief Planning Officer

PLANS PANEL WEST

Date: 24th May, 2012

Subject: APPLICATION 12/01586/FU - Balcony and new 'french' door to first floor side at Greystones, Kelcliffe Lane, Guiseley Leeds LS20 9DE.

APPLICANT	DATE VALID	TARGET DATE
Mrs A Kearsley	10.04.12	05.06.12

<p>Electoral Wards Affected: Guiseley & Rawdon</p> <p><input checked="" type="checkbox"/> Ward Members consulted (referred to in report)</p>	<p>Specific Implications For:</p> <p>Equality and Diversity <input type="checkbox"/></p> <p>Community Cohesion <input type="checkbox"/></p> <p>Narrowing the Gap <input type="checkbox"/></p>
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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.

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 Chief Officer employed by the Council.

2.0 PROPOSAL:

- 2.1 The applicant seeks permission for the formation of a balcony to the side and alterations to the existing window openings and dormer to form 'French' style doors opening onto the balcony at first floor level. Sliding doors were originally proposed but these have been changed at the request of the applicant. The balcony will create a raised platform approximately 2.9m above the surrounding ground level. It will measure approximately 1.5m in width and 6.3m in length and will have 1.1m high clear glazed panels around it.

3.0 SITE AND SURROUNDINGS:

- 3.1 The application site is located on the north western suburban edge of Guiseley with access off a private road and open fields to the north and west of this property. The dwelling sits within a triangular plot which narrows towards the rear. It is well screened from views from Kelcliffe Lane by mature trees which line the lane. Two footpaths lead to the front and rear of the dwelling across the open fields. The side elevation affords attractive long distance views across open fields and countryside beyond.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 Application site:
H28/670/76/: Alterations to form bedroom, and extension to form bathroom and bedroom, over existing garage and porch, to side of dwelling (Approved).
- 4.2 Neighbouring Sites:
28/250/05/FU: Ettrick Kelcliffe Lane, Two storey side extension (Approved).

5.0 PUBLIC/LOCAL RESPONSE:

- 5.1 One letter of support has been received from the occupiers of a nearby dwelling.

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 proposal will have a minimal impact on the existing character and appearance of the host dwelling. The alterations to the existing dormer window to enable access to the balcony will not significantly alter the appearance of the existing dormer. The balcony is a lightweight structure and the safety screens are to be clear glazed which will allow the existing character of the property to be read through the structure. The position of the structure is such that it will not form a significantly intrusive feature from general public view points and will have limited impact on how the property is viewed in the context of other nearby dwellings. The minimal nature of the alterations will not significantly alter long distance views of the property across the fields. This elevation faces away from the adjacent Conservation Area and will not significantly affect the context of views of the Conservation Area.

9.2 The adjacent open fields are designated as Green Belt and has very limited potential for development as a result. The balcony will afford increased views of this land which is overlooked by the existing dormer. Despite the relatively close proximity to the Green Belt boundary the nature of the proposal will not significantly affect the openness or compromise views of the adjacent Green Belt. Given the limited development potential it is not considered likely to prejudice future development of this land by its close proximity. There are no dwellings within sufficient proximity of the proposed balcony that would be directly overlooked by views from the balcony.

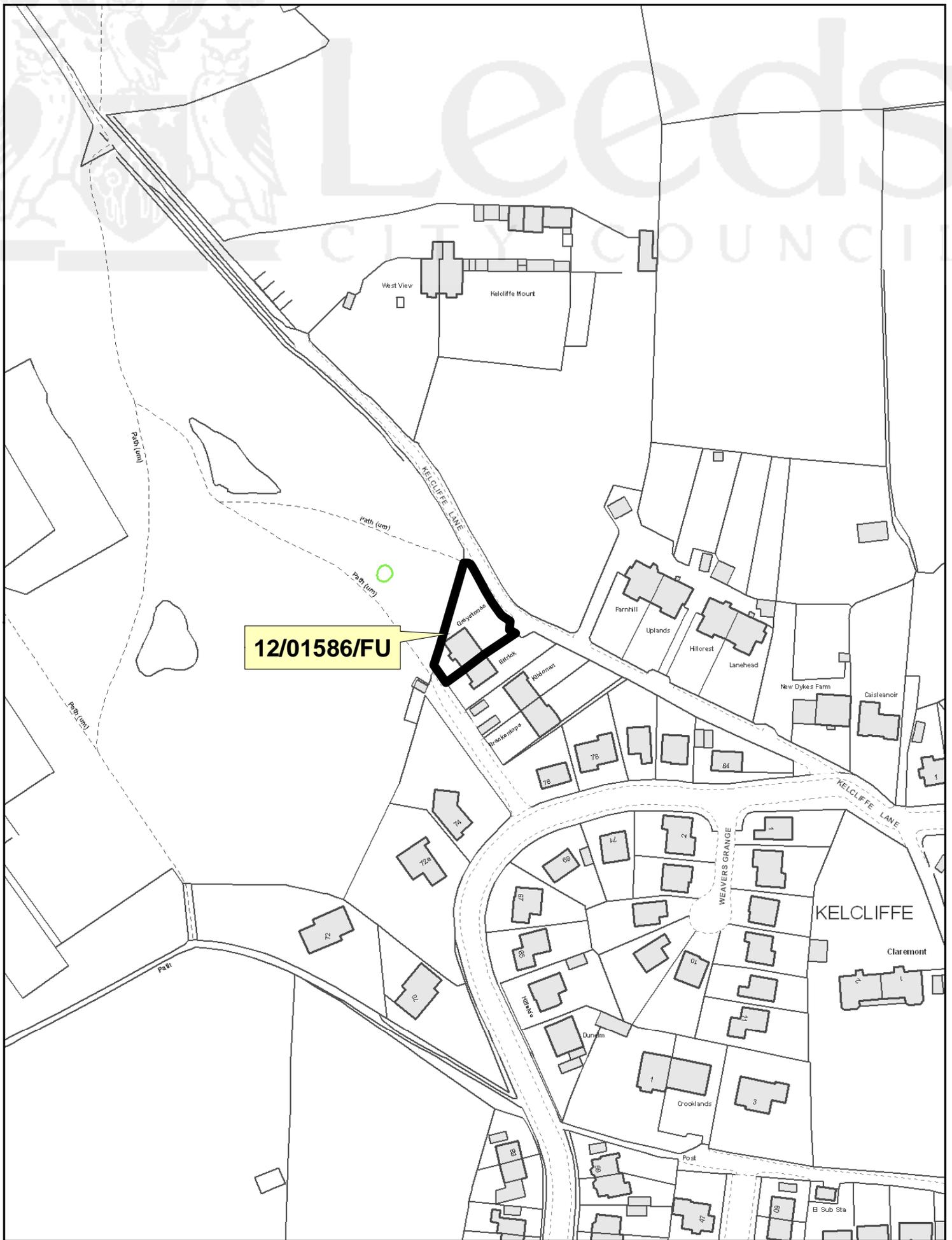
10.0 CONCLUSION

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 has been presented to panel purely as a consequence of the applicant's senior position within the Council rather than due to officer or local concern regarding the merits of the application.

11.0 Background Papers:

Application and history files.

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



12/01586/FU

WEST PLANS PANEL

