

Report of the Chief Planning Officer

PLANS PANEL EAST

Date: 7th June 2012

Subject: 12/01466/FU – Detached double garage to front; conversion of existing detached double garage to habitable room with link extension to main house at ‘Little Acres, Linton Lane, Linton, LS22 4HL

APPLICANT
Yorpark

DATE VALID
11th April 2012

TARGET DATE
6th June 2012

Electoral Wards Affected:

Harewood

☐ 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. Time limit on full permission
2. Approved plans
3. Matching materials
4. Compliance with method statements for construction
5. Method statement to protect interest of nature conservation (bats).

Reasons for approval: It is considered that the proposed development does to the nature of the works and the design and siting of the extensions will not cause harm to the character and appearance of the Conservation Area and does not harm residential amenity. As such the development is considered to comply with policies GP5, BD6, N19 and LD1 of the Unitary Development Plan Review (2006) and HDG1 and HDG2 of the Householder Design Guide SPD.

1.0 INTRODUCTION

- 1.1 This application is brought to Panel at the request of Councillor R Procter who raises concerns regarding consistency of decision making.

2.0 PROPOSAL

- 2.1 The applicant seeks permission to construct a detached garage to the front. A small link extension is also proposed which will connect the existing garage to the dwelling. The existing garage is to be converted into living accommodation. As the garage is an existing structure the use of which is not restricted by condition, this element of the scheme does not require planning permission.
- 2.2 The plans submitted with the application indicate that the existing garage is to be converted to a utility and store. The link extension is a flat roofed structure which measures 5.0m in length and will be 2.7m in height.
- 2.3 The detached garage is to be located to the north-west corner of the site and will be 6.5m². It's monopitched roof will be 4.25 to its highest point and 2.2m to eaves.

3.0 SITE AND SURROUNDINGS:

- 3.1 The application relates to a detached, two storey built dwelling with a hipped, rosemary tiled roof. The dwelling is an early twentieth century property built in the vernacular Arts and Crafts style and the dwelling is a positive building within Linton's Conservation Area. A recent application in 2011 gave permission for the construction of two storey and single storey extensions to the front, side and rear. These permissions have not been implemented.
- 3.2 The property is set up from Linton Lane just above Linton Village and is located within extensive grounds. There is a reasonably severe gradient within the site with the land rising from the road level toward the dwelling. These land level changes are such that only the upper portions of the property are visible from Linton Lane.
- 3.3 The main garden areas are set to the rear and east side of the property. There are a number of protected trees within the site. The property has an existing garage set to the north of the property within its front garden and drive area. There is no recent planning history in relation to the garage and as such its use is not restricted.
- 3.4 The property is associated with a previous planning application which granted permission for three detached dwellings within the grounds. A recent application to amend this housing scheme was determined by Plans Panel.

4.0 RELEVANT PLANNING HISTORY:

- | | | |
|-----|-------------|--|
| 4.1 | 08/02240/OT | Outline application to erect 3 detached dwelling houses to garden site
Approved |
| | 11/00343/RM | Three detached houses to garden
Approved |
| | 11/00340/CA | Conservation Area Application for partial demolition of front entrance, gables and canopy to rear, bay window to side
Approved |
| | 11/00341/FU | Two storey and single storey extensions to front, side and rear
Approved |

11/03316/FU Detached house with double garage (amendment to previous application 11/00343/RM)
Approved (Panel)

5.0 HISTORY OF NEGOTIATIONS:

5.1 None

6.0 PUBLIC/LOCAL RESPONSE:

6.1 The application has been advertised by neighbour notification letter, site notice and newspaper advert. No responses have been received.

6.2 CONSULTATIONS RESPONSES:

7.1 Nature conservation No objections subject to a condition imposing the bat survey recommendations
Landscape No objections subject to a condition imposing the construction methodology

6.3 PLANNING POLICIES:

8.1 The development plan includes 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. Accordingly, it is not considered that there are any particular policies which are relevant to the assessment of this application.

8.2 The Publication Draft of the Core Strategy was issued for public consultation on 28th February 2012 with the consultation period closing on 12th April 2012. Following consideration of any representations received, the Council intends to submit the draft Core Strategy for examination. The Core Strategy sets out strategic level policies and vision to guide the delivery of development investment decisions and the overall future of the district. As the Core Strategy is in its pre submission stages only limited weight can be afforded to any relevant policies at this point in time.

8.3 UDP Policies:

GP5 Refers to proposals resolving detailed planning considerations (access, landscaping, design etc), seeking to avoid problems of environmental intrusion, loss of amenity, danger to health or life, pollution and highway congestion and to maximise highway safety.

BD6 All alterations and extensions should respect the scale, form, detailing and materials of the original building.

N19 New development should preserve or enhance the character and appearance of the Conservation Area.

LD1 Any landscape scheme should normally:

i. Reflect the scale and form of adjacent development and the character of the area;

- ii. Complement and avoid detract from views, skylines and landmarks;
- iii. Provide suitable access for people with disabilities;
- iv. Provide visual interest at street level and as seen from surrounding buildings;
- v. Protect existing vegetation, including shrubs, hedges and trees. Sufficient space is to be allowed around buildings to enable existing trees to be retained in a healthy condition and both existing and new trees to grow to maturity without significant adverse effect on the amenity or structural stability of the buildings;
- vi. Complement existing beneficial landscape, ecological or architectural features and help integrate them as part of the development;
- vii. Be protected, until sufficiently established, by fencing of a type appropriate to the prominence of the location, around all those parts of the landscaping susceptible to damage.

8.4 Householder Design Guide SPD: Leeds City Council Householder Design Guide 2011: This guide provides help for people who wish to extend or alter their property. It aims to give advice on how to design sympathetic, high quality extensions which respect their surroundings. This guide helps to put into practice the policies from the Leeds Unitary Development Plan which seeks to protect and enhance the residential environment throughout the city.

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;
- v) Materials.

Extensions or alterations which harm the character and appearance of the main dwelling or the locality will be resisted.

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

8.5 National Planning Policy Framework
This document sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system and strongly promotes good design.

In relation to heritage, local planning authorities are encouraged to sustain and enhance the historic environment.

9.0 MAIN ISSUES

1) Design and Character/Conservation Area

- 3) Protected Species
- 2) Neighbour Amenity
- 6) Representations

10.0 APPRAISAL

Design and Character/Conservation Area

- 10.1 The National Planning Policy Framework states that “good design is indivisible from good planning” and authorities are encouraged to refuse “development of poor design”, and that which “fails to take the opportunities available for the improving the character and quality of an area and the way it functions, should not be accepted”. Leeds Unitary Development Plan Policy GP5 states that “development proposals should seek to resolve detailed planning considerations including design” and should seek to avoid “loss of amenity. Leeds Unitary Development Plan Policy BD6 states that “all alterations and extensions should respect the form and detailing of the original building”, whilst policy N19 seeks to persevere or enhance the character, or appearance of the area. This advice is elucidated and expanded within the Householder Design Guide.
- 10.2 As has been outlined above the existing dwelling is an early twentieth century Arts and Crafts style dwelling which makes a positive contribution to the character of Linton’s Conservation area and extensions to the property must be carefully designed to respect its character. The link extension which is proposed is not considered to raise significant issues. This is to be constructed from timber, and with its flat roofed form and its areas of vertical glazing, has clearly been designed to be a contrast to the existing dwelling. Whilst contrasting extensions to historic properties are not always successful, in this instance the use of juxtaposition allows both the house and the garage to retain their integrity, shape and form. A more solid extension with a pitched roof would start to erode their respective characters and thus this contrasting approach is an appropriate solution. It is also noted that as the bulk of the extension is to be located between the house and the garage, the extension will not be overly visible.
- 10.3 The proposed detached garage is also considered to be acceptable. This has a very simple shape and form, and does not overdominate or overwhelm its context. The use of a single, monopitched roof rather than a dual pitched roof is a little unusual, however as long, catslide roofs form part of the character of the existing dwelling, the garage will sit easily against the property and will adequately respect its context.
- 10.4 As such the proposal is considered to be acceptable in this regard.

Protected Species

- 10.5 The application site is located within an area which has a high likelihood of bat activity and there are also protected trees on site. As such the LPA must be satisfied that the works to the property will not harm either the bats and their roosts or the long term health and vitality of the trees.
- 10.6 In respect of the impact upon bats, a full survey has been undertaken which has noted the potential for bats to be roosting in some areas of the site. This report includes recommendations for carrying out the works to prevent harm should roosts be found and these compliance with these recommendations will be ensured through the use of a condition.

10.7 Some protected vegetation lie close to the area where the garage is to be constructed. Landscape officers raise no concerns regarding the position or size of the garage, and a Method Statement has been supplied which adequately demonstrates that the trees will be protected during construction works. This will be ensured through the use of a condition.

10.8 As such the proposal is considered to be acceptable in this regard.

Neighbour Amenity

10.9 The house is located in generous grounds and the works which are proposed are located a sufficient distance from existing neighbours so as to have no impact. The new garage is to be located to the east side of plot 2, however the garage is still located a good distance from the main amenity space and main windows of this proposed dwelling, and is also largely screened by the existing banking and vegetation.

10.10 As such the proposal is considered to be acceptable in this regard.

Neighbour Representations

10.8 No comments have been received in relation to the application.

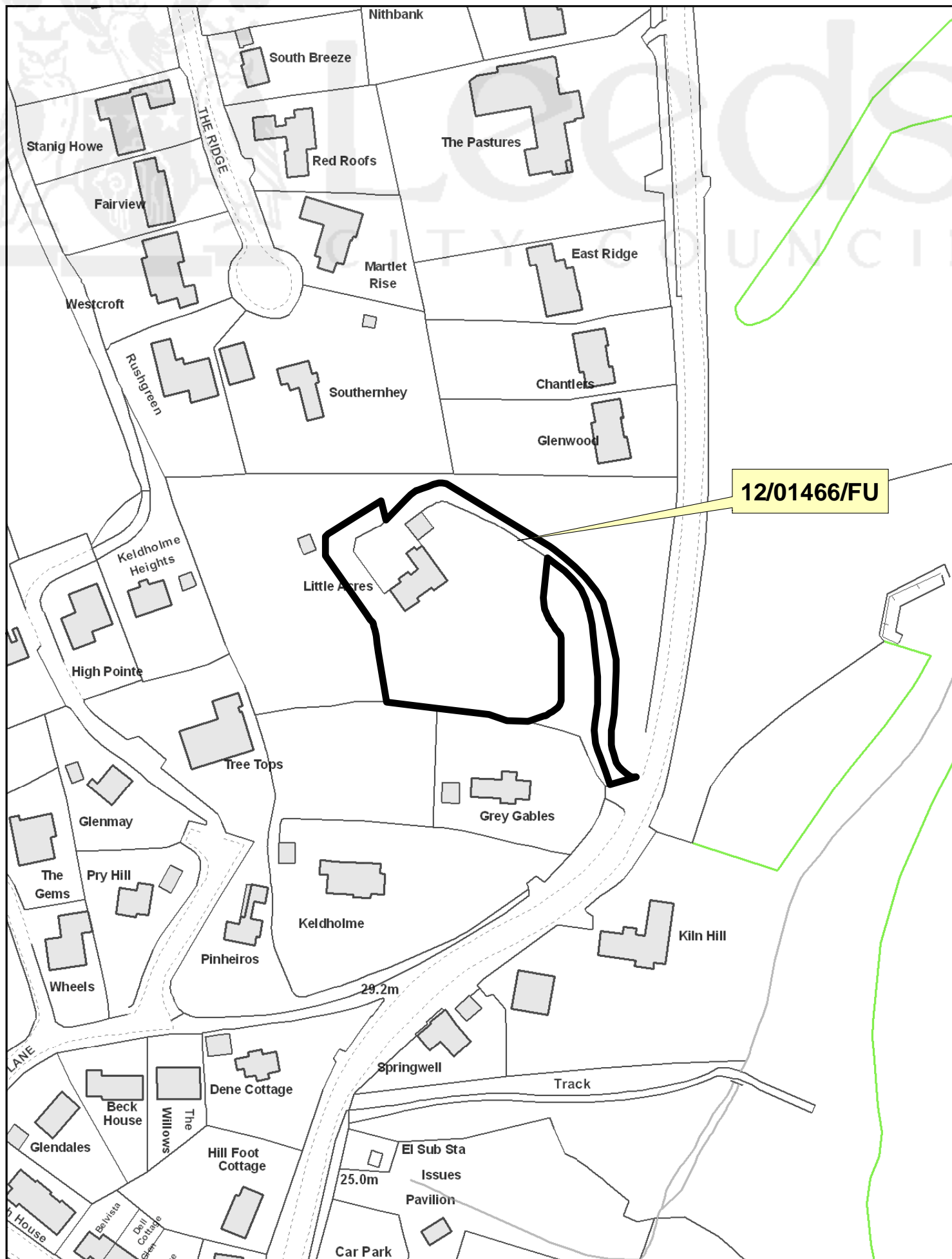
11.0 CONCLUSION

11.1 The application is therefore considered to be acceptable. The extensions which are proposed adequately respect the character of the application dwelling and will not harm its appearance, nor that of the wider conservation area. It is not considered that there will be any significant harm in respect of neighbour amenity or protected species. As such the proposals are compliant with the relevant policies and guidance and approval is recommended.

Background Papers:

Application files 12/01466/FU

Certificate of ownership: Certificate A signed by agent



EAST PLANS PANEL