



Report of the Chief Planning Officer

PLANS PANEL NORTH & EAST

Date: 4th October, 2012

Subject: Application 12/02562/FU – Change of use of first and second floor maisonette to 2 flats and front and rear dormer windows to 203 Harehills Lane, Leeds, LS8 3QH

APPLICANT

Mr K Mehmood

DATE VALID

13 July, 2012

TARGET DATE

3 August, 2012

Electoral Wards Affected:

Gipton & Harehills

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 reason:

1. The Local Planning Authority considers that the proposed dormer windows would by reason of their scale, siting and design when viewed in context with existing roofscape, represent alien and intrusive features resulting in visual detriment to the architectural integrity of the host property thereby being prejudicial to the interests of visual amenity and character of the site and wider setting. The proposal is therefore contrary to policies GP5 and BD6 of the Leeds Unitary Development Plan Review 2006 and the design guidance as contained within policy HDG1 of the Householder Design Guide.

1.0 INTRODUCTION:

- 1.1 This application is presented to Plans Panel at the request of Councillor Arif Hussain on grounds that the proposals are in keeping with a modern design outlook for the Harehills area.

2.0 PROPOSAL:

- 2.1 The application seeks approval to change the use of a 3 bedroom maisonette to the first and second floors into 2 one bedroom flats. The flat at first floor would comprise a living room, separate kitchen, bedroom and bathroom. The second floor flat would comprise of a living/kitchen area with a separate bathroom and bedroom. The proposal includes 2 flat roof dormer windows. The dimensions of the front dormer window are 3.5m wide, 2m in height sited 0.4m from the shared boundary with 205 Harehills Lane. The dimensions of the rear dormer window are 5m wide by 2.4m high, sited 0.3m from the shared boundary with 205 Harehills Lane.

3.0 SITE AND SURROUNDINGS:

- 3.1 The site is situated to the east side of Harehills Lane at the junction with Dorset Avenue and Dorset Street (to the rear). The site comprises a Victorian brick built two and a half storey property being the end of a terrace of nine similar properties. The ground floor of the site and remainder of the parade are in commercial use. The ground floor retail use has been recently extended. The first floor of the building facing Harehills Lane includes a feature window with stone cills and lintels which curves around the corner of the building. Immediately above the first floor window is a decorative carved stone pediment. The roof, which is finished in natural blue slate includes a small roof light. There are windows in the side gable elevation at first floor and within the roof space, all with stone cills and lintels. The property includes a two storey extension to the rear in matching materials which may have been built as part of the original building. In addition, the site has a small single storey flat roof extension in the rear yard of the site. There is a first floor rear window to the main part of the property and a another small roof light above.
- 3.2 The property has chimney stacks to the front and rear and such features are prevalent to the surrounding terraced houses to the east. The property abuts the public footpath to the side and rear elevations, to the front is a forecourt serving the site and the rest of the terrace and parade of shops. The majority of properties in the terrace still have their originally sentry-box style dormer windows to the front elevation, including those adjacent to the site at Nos. 205 and 207 Harehills Lane. Nevertheless, there are a number of examples of flat roof dormer windows in the area. The site is level, however the topography of the area slopes upwards to the east and downwards to the north. The site is in a popular area of Harehills off a busy vehicular thoroughfare. With the exception of retail frontages the area is pre-dominantly residential characterised by high density Victorian terraces.

4.0 RELEVANT PLANNING HISTORY:

- 34/347/05/FU – single storey side extension and new frontage with roller shutter. Permission Granted 12 December 2005.
- 34/137/00/FU – new shop frontage with roller shutters to shop. Permission Granted 31 August 2000.
- H34/175/86 – alterations and extension to form toilets to the rear. Permission Granted 14 July 1986.

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 The application was submitted without any pre-application advice. The agent was advised during the course of the application of Officers concerns regarding harm to visual amenity, primarily concerning the siting and design of the proposed front

dormer window, and to a lesser extent of the scale of the rear dormer window. The Case Officer met with the agent and Councillor Hussain with a view to resolving matters. Officers did not support a dormer window to the front and requested a modest reduction to the rear dormer. The outcome of the meeting was that the scheme would not be altered and consequently, Officers were minded to recommend refusal under delegated powers. Councillor Hussain has therefore requested the application be referred to the Plans Panel for determination.

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 The public notification process was via notices displayed adjacent to the site dated 22nd June 2012. No letters of representation have been received in response to the public notification process.
- 6.2 Councillor Arif Hussain has commented and supports the application and also requests a Panel determination.

7.0 CONSULTATIONS RESPONSES:

Non-statutory:

- 7.1 Highways Development Services:
In view of the change from a 3 bedroom maisonette to 2 one bedroom flats Officers considered that it would be difficult to justify an objection on highway safety grounds, and recommended a condition for secure cycle/motorcycle parking provision.
- 7.2 Neighbourhoods and Housing:
No objection subject to the imposing of a condition relating to the provision of a sound insulation scheme to protect the amenity of the future occupants from noise transference from the shop units at ground floor level. In addition, the applicant is advised that the accommodation should meet the space standards contained in the Housing Act 2004.

8.0 PLANNING POLICIES:

- 8.1 The development plan includes the Regional Spatial Strategy to 2026 (RSS), the adopted Leeds Unitary Development Plan (Review 2006) (UDP) and Supplementary documents. 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 development. In view of the relatively small scale of this proposal, it is not considered that there are any particular policies which are relevant to the assessment of this application. The Local Development Framework will eventually replace the Leeds UDP (2006) but at the moment this is still undergoing production with the Core Strategy still being at the draft stage.

Policy GP5 requires development proposals to resolve detailed planning considerations including access, to avoid loss of amenity and maximise highway safety.

Policy BD6 requires alterations and extensions to be in keeping with the scale, form, detailing and materials of the host property.

- 8.2 Supplementary Planning Document
Householder Design Guide – policy HDG1 includes detailed guidance on the design and appropriateness of dormer windows.

8.3 National Policy and Guidance

National Planning Policy Framework (NPPF) includes provisions relating to promotion of sustainable (economic, social and environmental) development and securing high quality design.

9.0 MAIN ISSUES

1. Principle of development
2. Visual Amenity / Character

10.0 APPRAISAL

Principle of development

- 10.1 The proposed change of use from a three bedroom maisonette to 2 one bedroom flats represents a sub-division of the existing first and second floor residential accommodation. The existing first floor layout remains unaltered, with the two second floor bedrooms being converted into a separate one bedroom flat aided by the proposed front and rear dormer windows. It is considered that the change of use would have little impact in terms of the daily use of the building relating to comings and goings, and parking requirements. The upper floor nature of the existing residential accommodation and the lack of any meaningful amenity space also means it is not that attractive as a family house. The principle of development is therefore not objected to providing the external alterations meet the City Councils design considerations.

Visual Amenity and Character

- 10.2 In relation to the proposed dormer windows, Officers are guided by the recently adopted Householder Design Guide which includes an extensive detailed analysis regarding the use of dormer windows. Whilst the property includes commercial elements this is considered an appropriate tool to assess the suitability of the proposed development. The guide recommends that “windows and detailing of a dormer window should reflect the style and architecture of the original house.” It continues that,

“For dormers to be considered acceptable they should be designed to:

- remain subordinate to the main property by not being of a size and scale which dominates the existing roof;
- maintain and respect the features of the existing house;
- be designed in proportion to existing window (these should appear smaller than existing windows);
- maintain the appearance and symmetry of the house (also in relation to neighbouring properties) “

- 10.3 The site occupies a prominent corner location on a busy thoroughfare. The original design of the building is relatively unique in its front/side corner elevation being curved in shape, and featuring an attractive stone built decorative pediment at roof level. The scale of this feature results in a relatively short distance to the shared boundary with 205 Harehills Lane, whereas the remaining properties of the terrace were designed to accommodate a sentry box style dormer window.

- 10.4 The submitted drawing shows a flat roof dormer window set 0.6m above the eaves of the building, however the drawing lacks detail and fails to show the presence of the existing chimney stack on the shared boundary, or in context with the stone pediment

on the corner of the building. Officers consider that the proposed dormer window would abut the chimney stack and create a structure that dominates the existing roofscape, paying no regard to the existing architectural features of the building and resulting in a cramped and overdeveloped appearance to the detriment of its visual appearance and character of the terrace and wider setting. In so doing the proposed dormer window would fail to meet all the relevant criteria listed in the Councils Householder Design Guide.

- 10.5 Due to the design and limited space on the site frontage Officers considered that the site would still appear cramped even with a sentry box style dormer that reflects those in the remainder of the terrace. Whilst there are flat roof dormers within the terrace they are in the minority and the original features are considered to dominate the character of the terrace and the application site in particular.
- 10.6 With respect to the rear dormer, Officers are mindful that the rear elevation of the site is less prominent in the street scene and that there are more examples of flat roof dormer windows in the area. The proposed rear dormer window is therefore not objected to in principle.
- 10.7 Notwithstanding the above, again the submitted drawing does not take account of the position of the chimney stack in the proposed detailing and accordingly the overall size of the dormer is considered to be excessive. Officers would have been able to support the principle of a rear dormer if the siting achieved better separation from the shared boundary and was set further back from the eaves. However, the applicant has not amended the proposal and consequently the rear dormer window is also considered to dominate the roofscape and present a cramped and incongruous form of development which cannot be supported.

11.0 CONCLUSION

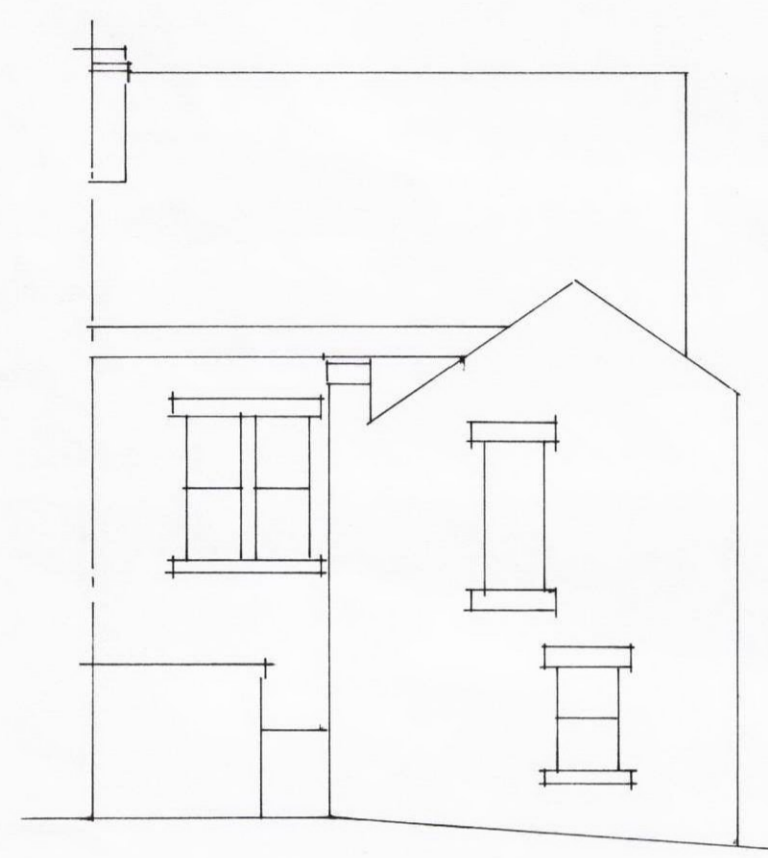
- 11.1 Officers consider the principle of the change of use to be acceptable but the design and size of the two dormer windows which would help facilitate the conversion works are in themselves unacceptable from a visual amenity perspective. The application is therefore recommended for refusal for the stated reason.

Background Papers:

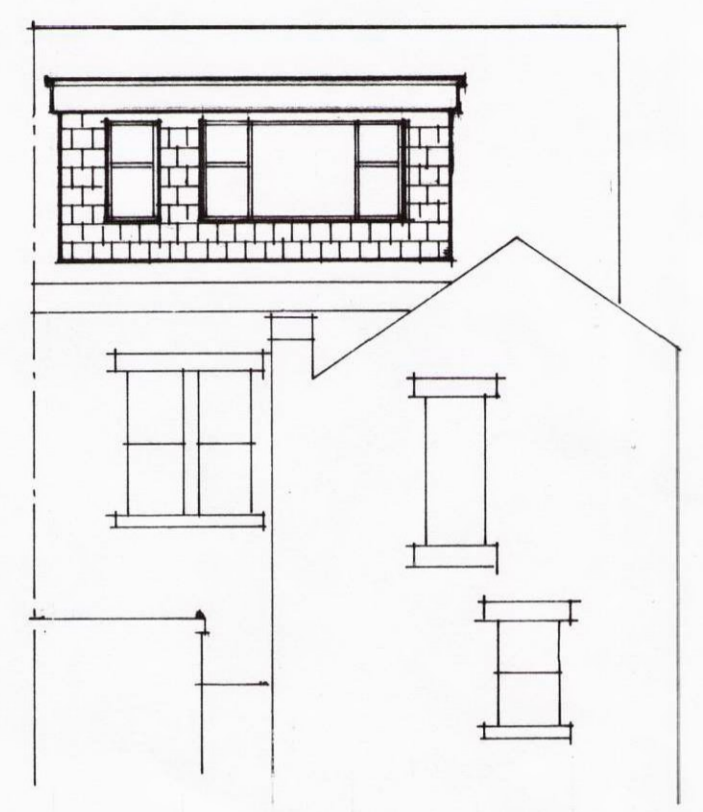
Application file: 12/02562/FU.

Certificate of Ownership A completed.

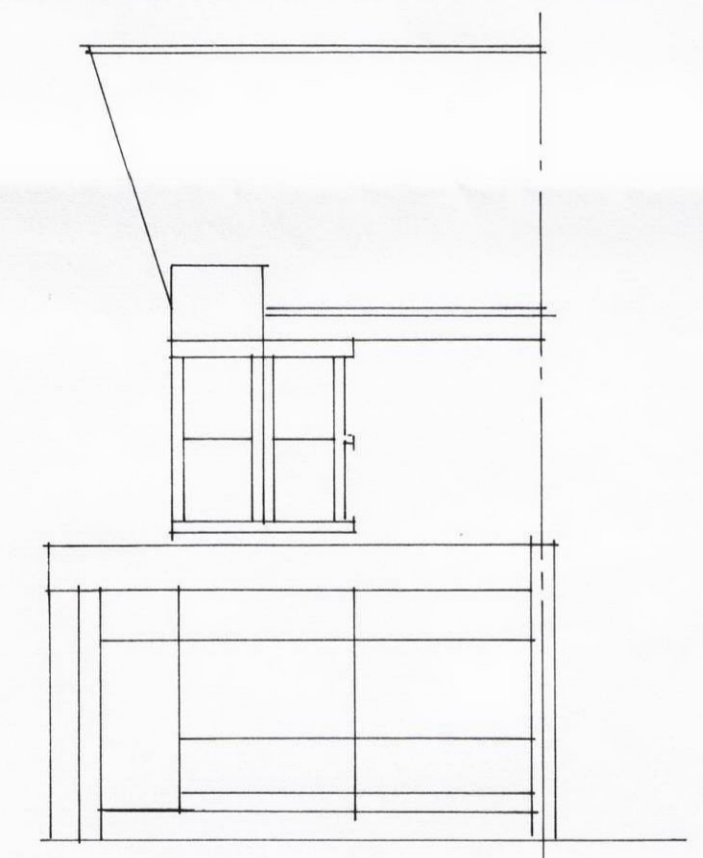
12 / 02562



REAR ELEVATION



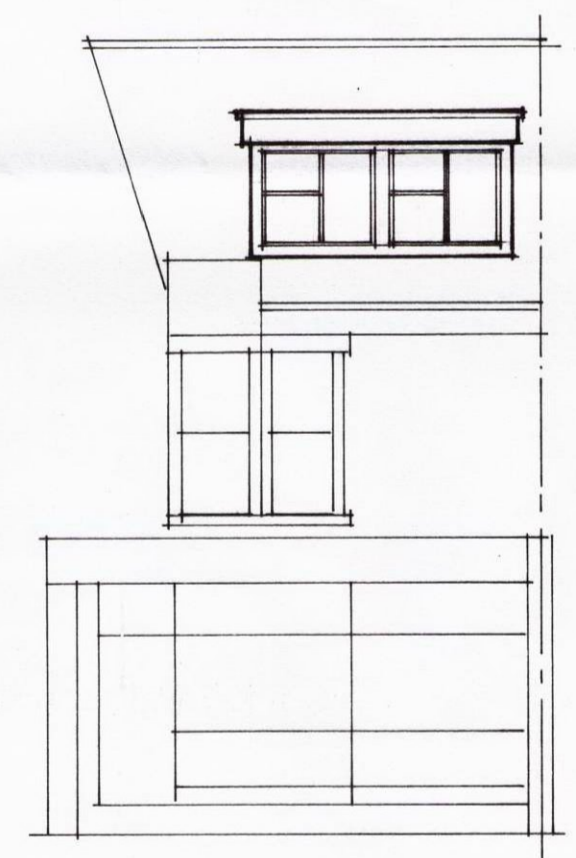
REAR ELEVATION



FRONT ELEVATION



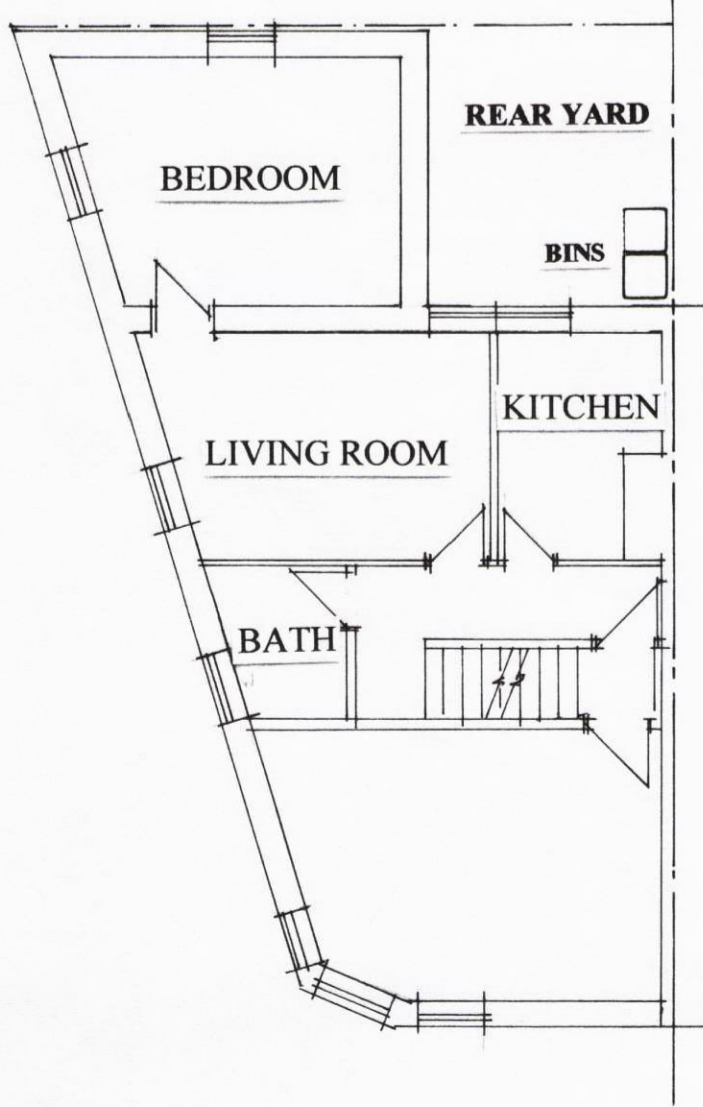
SIDE ELEVATION



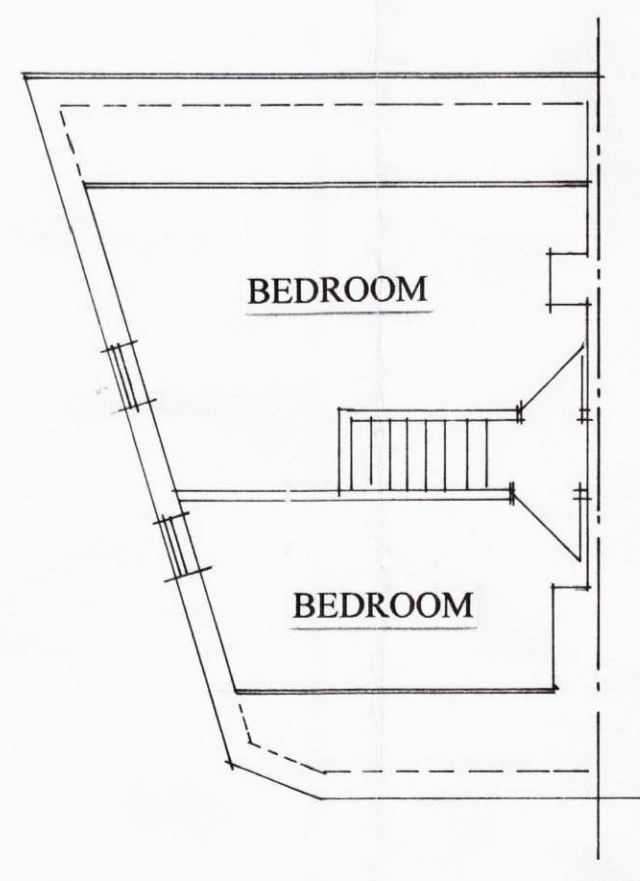
FRONT ELEVATION



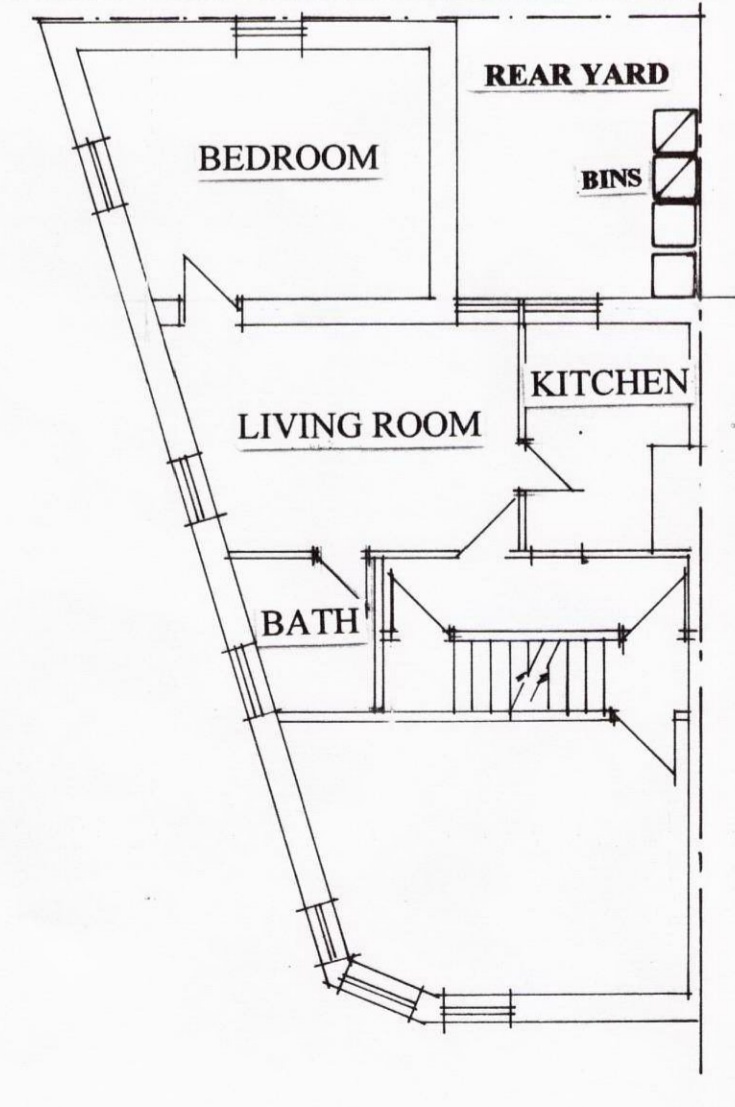
SIDE ELEVATION



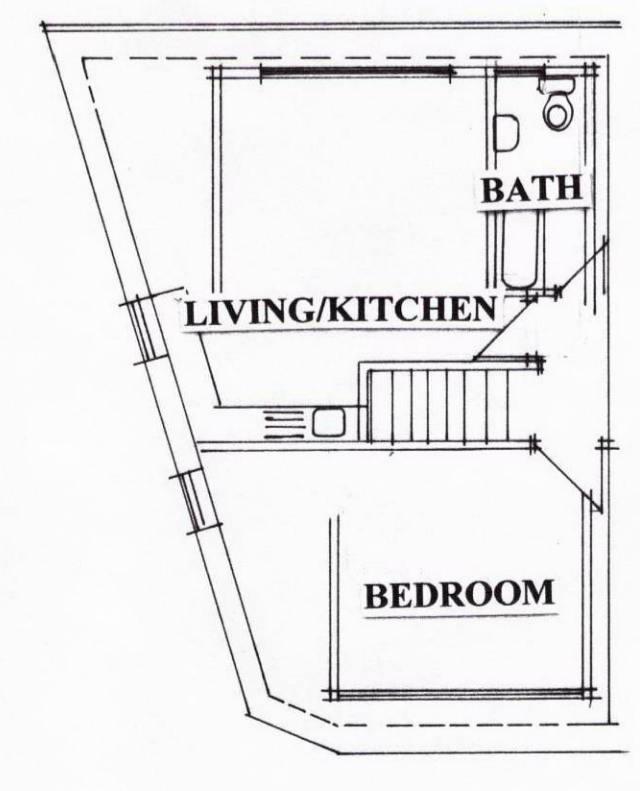
**FIRST FLOOR PLAN
EXISTING**



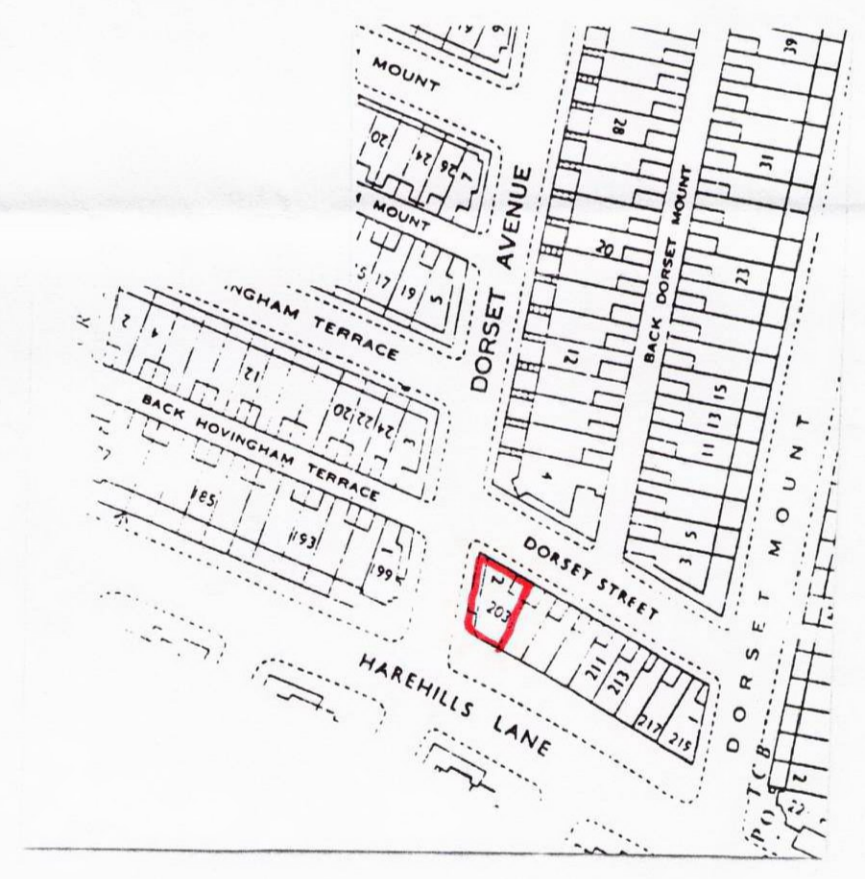
SECOND FLOOR PLAN



**FIRST FLOOR PLAN
PROPOSED**



SECOND FLOOR PLAN



Please note these drawings are for Planning and Building Regulation purposes only.

NOTE:
The contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before works commence.
All drawings must be read with and checked against any structural or other specialist drawings provided.
All works to comply with British Standards, Codes of Practice, current Building Regulations and carried out to the satisfaction of Building Inspector. All materials to comply with the relevant British Standards

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Client:
MR K MEHMOOD

Project:
CHANGE OF USE OF MAISONNETT TO TWO FLATS AT 203 HAREHILLS LANE LEEDS LS8

Drawing:
EXISTING AND PROPOSED FLOOR PLANS, ELEVATIONS AND SECTION

Scale: 1:100
Date: APRIL 2012
Drawing No: 1219/05



12/02562/FU

NORTH AND EAST PLANS PANEL

