



Report of the Chief Planning Officer

PLANS PANEL NORTH & EAST

Date: 4th October 2012

Subject: Application 11/05007/FU – Appeal by Mr M Hourigan against the refusal of planning permission for a detached garage to the rear at Old Village Hall, Village Road, Eccup, Leeds, LS16 8AS.

The appeal was dismissed.

Electoral Wards Affected:

Alwoodley

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

Members are asked to note the following appeal decision.

1.0 THE APPEAL WAS DEALT WITH VIA THE HOUSEHOLDER APPEALS FASTRACK SYSTEM.

1.1 This application was reported to Plans Panel on 23rd February 2012, where Members accepted the officer recommendation to refuse the application on the grounds that the proposed garage would represent an inappropriate form of development within the Leeds Green Belt.

2.0 ISSUES IDENTIFIED BY THE INSPECTOR

2.1 The main issues identified by the Inspector were; whether the proposal was inappropriate development in the Green Belt; whether there would be any harm to the Green Belt and/or the Special Landscape Area; and if the proposal was considered inappropriate development were there very special circumstances that would outweigh the harm.

3.0 SUMMARY OF COMMENTS

- 3.1 The Inspector considered that even taking the applicant's calculations (disputed by the LPA) regarding the additional footprint of the garage that the proposal would represent a large addition and given that the main dwelling is single storey that the garage would appear more disproportionate than if the dwelling were two storey. The removal of previous structures was considered to be part of the previous granting of consent for the conversion to a dwelling and carried little weight in the assessment of this proposal. The Inspector therefore considered the proposal to represent a disproportionate addition to the original dwelling and consequently inappropriate development in the Green Belt.
- 3.2 The Inspector considered the garage to be large and bulky and located on a highly visible part of the site that would extend built development within the site greatly reducing openness. These factors were also considered moderately harmful to the general rural character of the area and consequently harmful to the visual amenity of the Green Belt and this Special Landscape Area.
- 3.3 The Inspector did not consider that any of the other arguments put forward by the appellant outweighed the harm caused to the Green Belt and Special Landscape Area nor did they represent very special circumstances.

Conclusion

- 3.4 The Inspector considered that the arguments put forward by the appellant did not outweigh the substantial harm arising from the inappropriateness of the proposal and its impact on openness and the moderate harm to the visual amenity of the Green Belt and the character of the Special Landscape Area. No very special circumstances were considered to exist.

4.0 DECISION

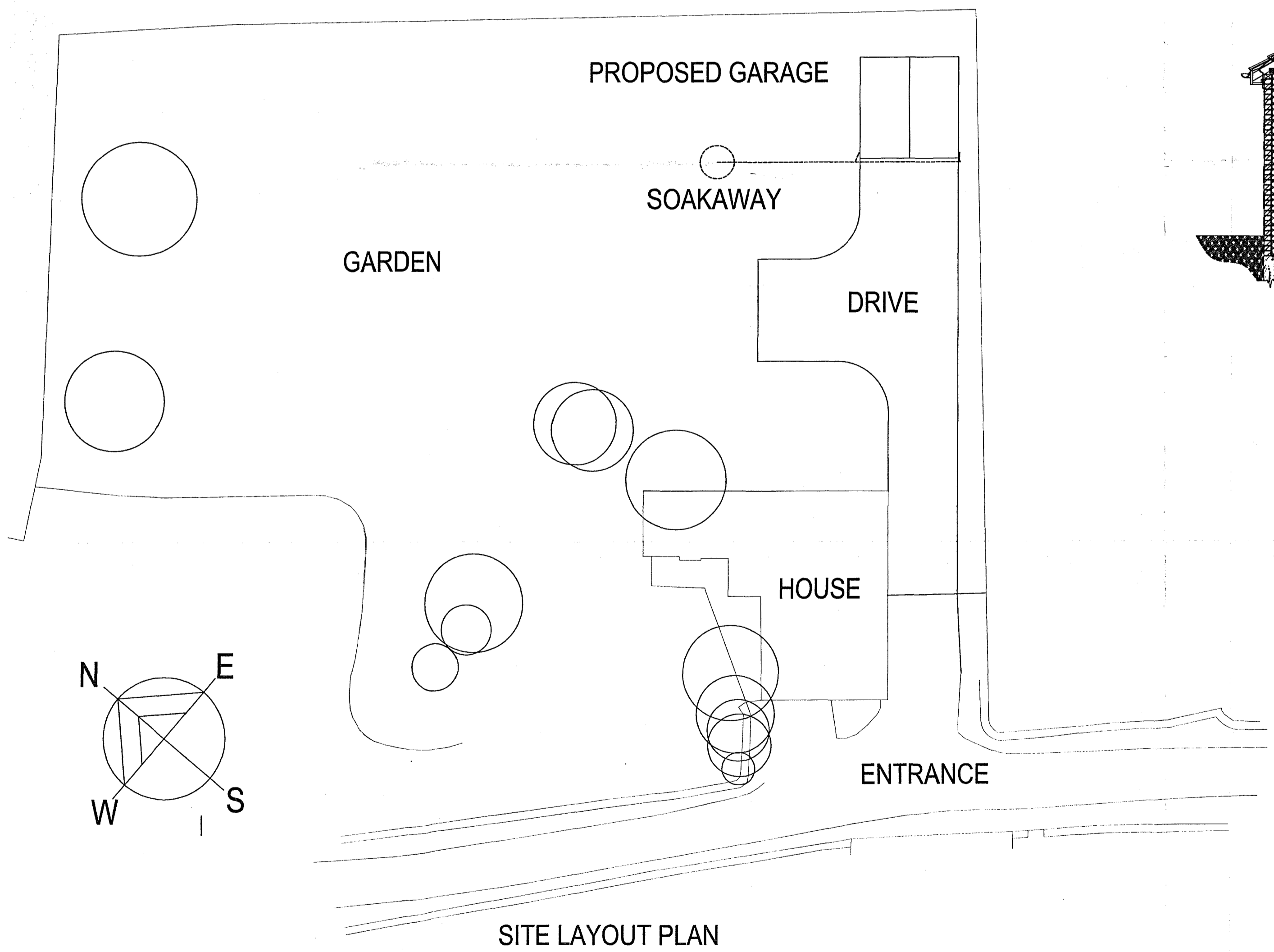
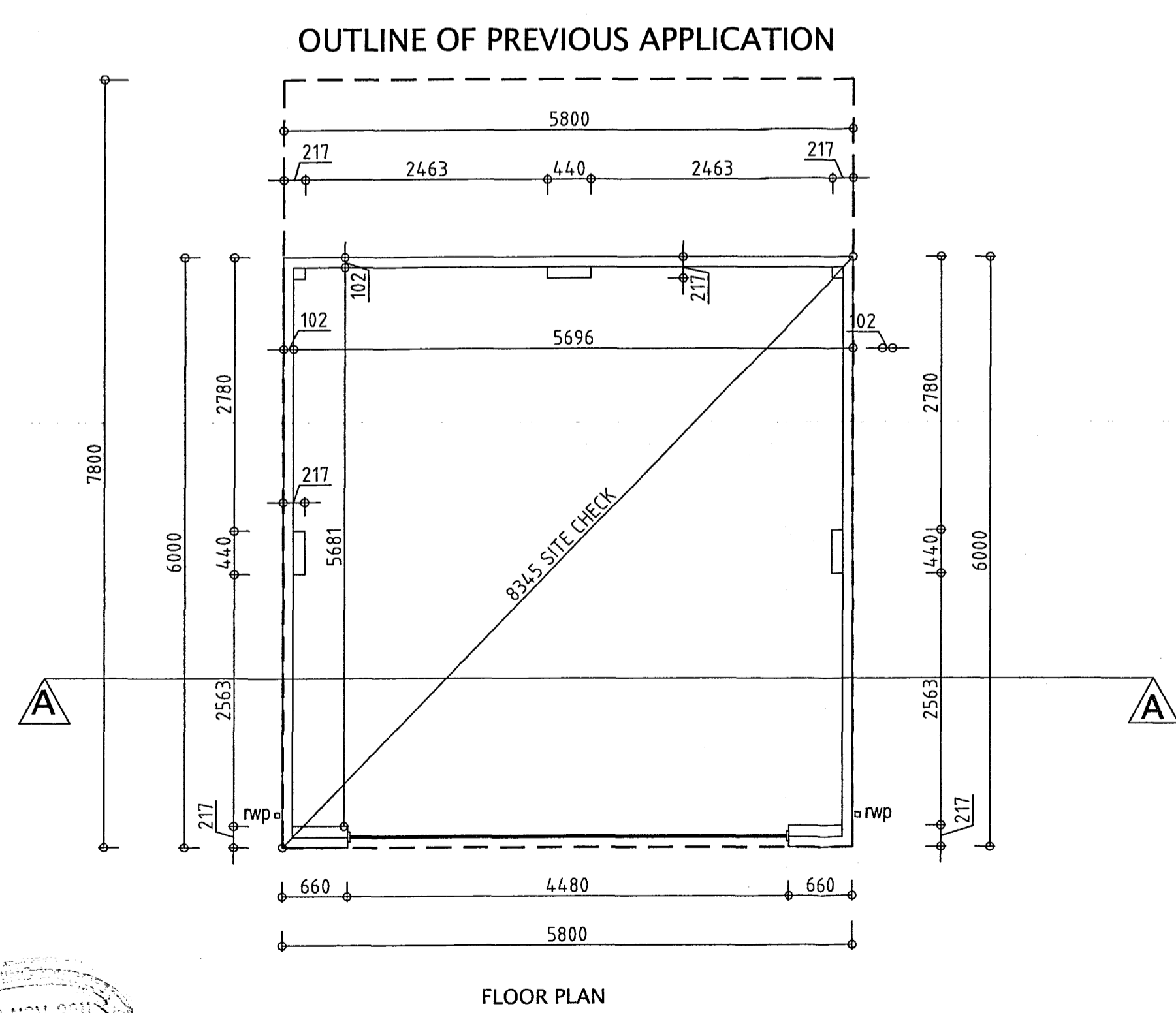
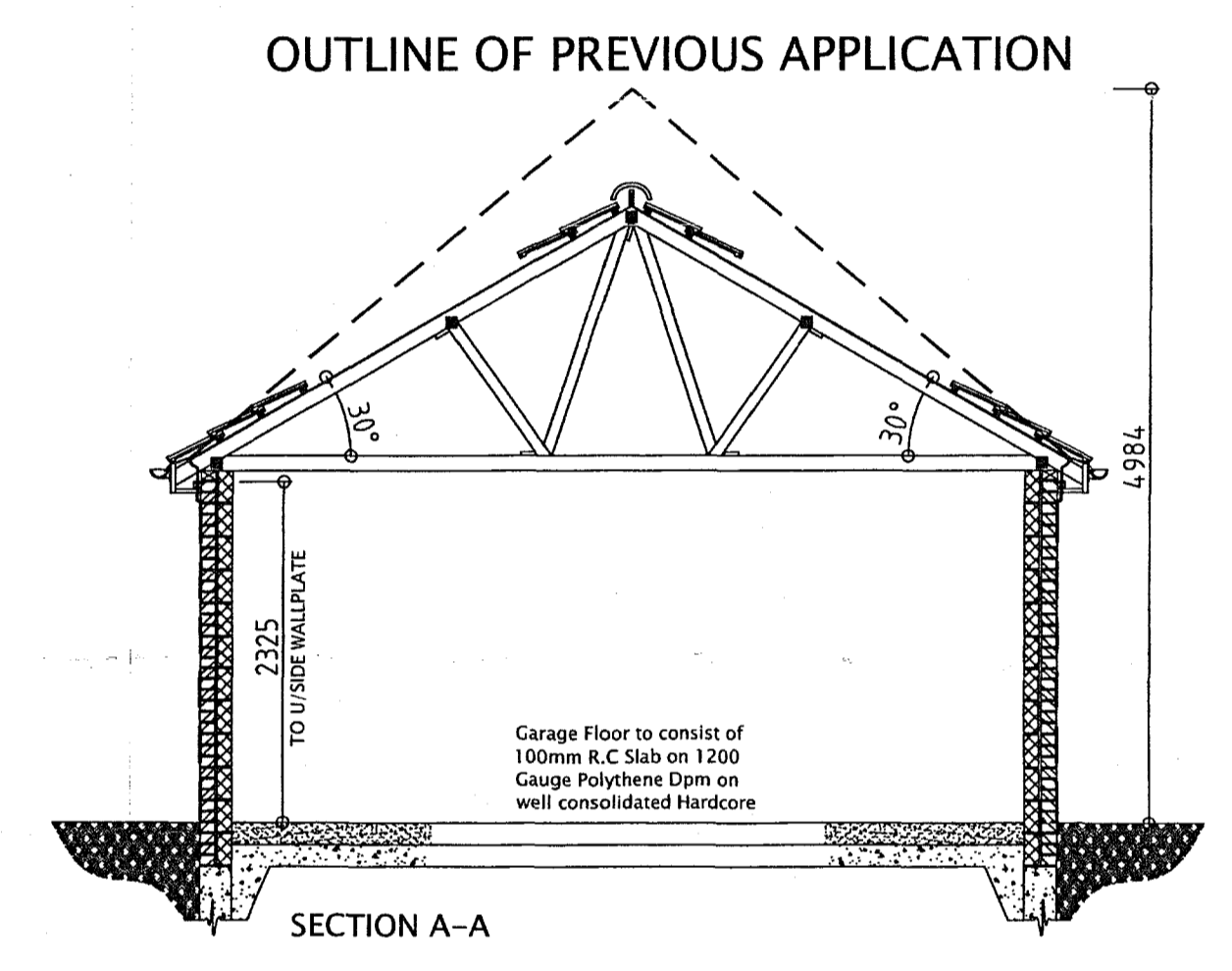
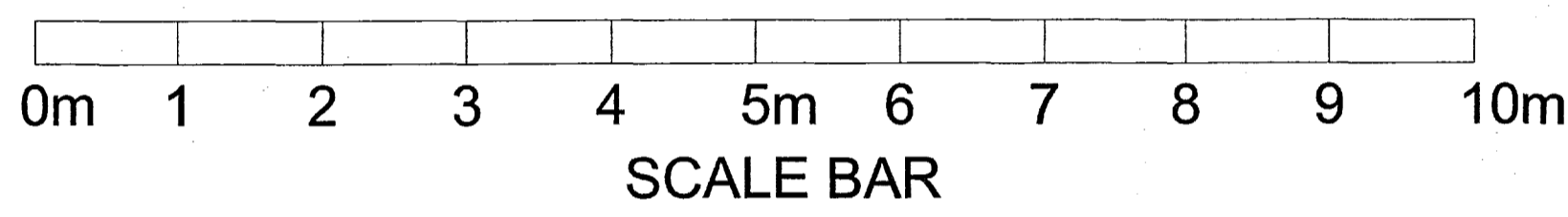
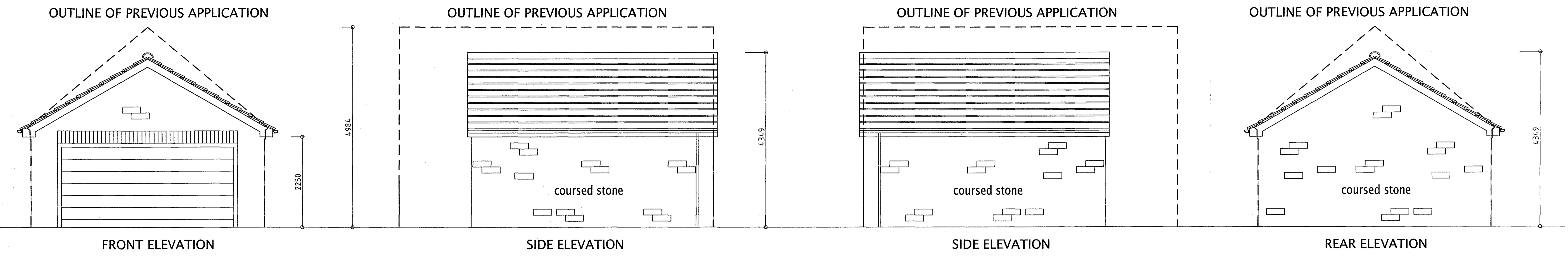
- 4.1 The appeal was dismissed by letter dated 26th July 2012 and no application for costs was made by either party.

5.0 IMPLICATIONS

- 5.1 The Inspector considered that the UDP policies (N33 and N37) relating to development in the Green Belt and Special Landscape Areas were broadly in conformity with the National Planning Policy Framework and as such they were given substantial weight in the decision making process.

Background Papers

Planning Application File
Inspector's Decision Letter



Drawing Title

MR M HOURIGAN

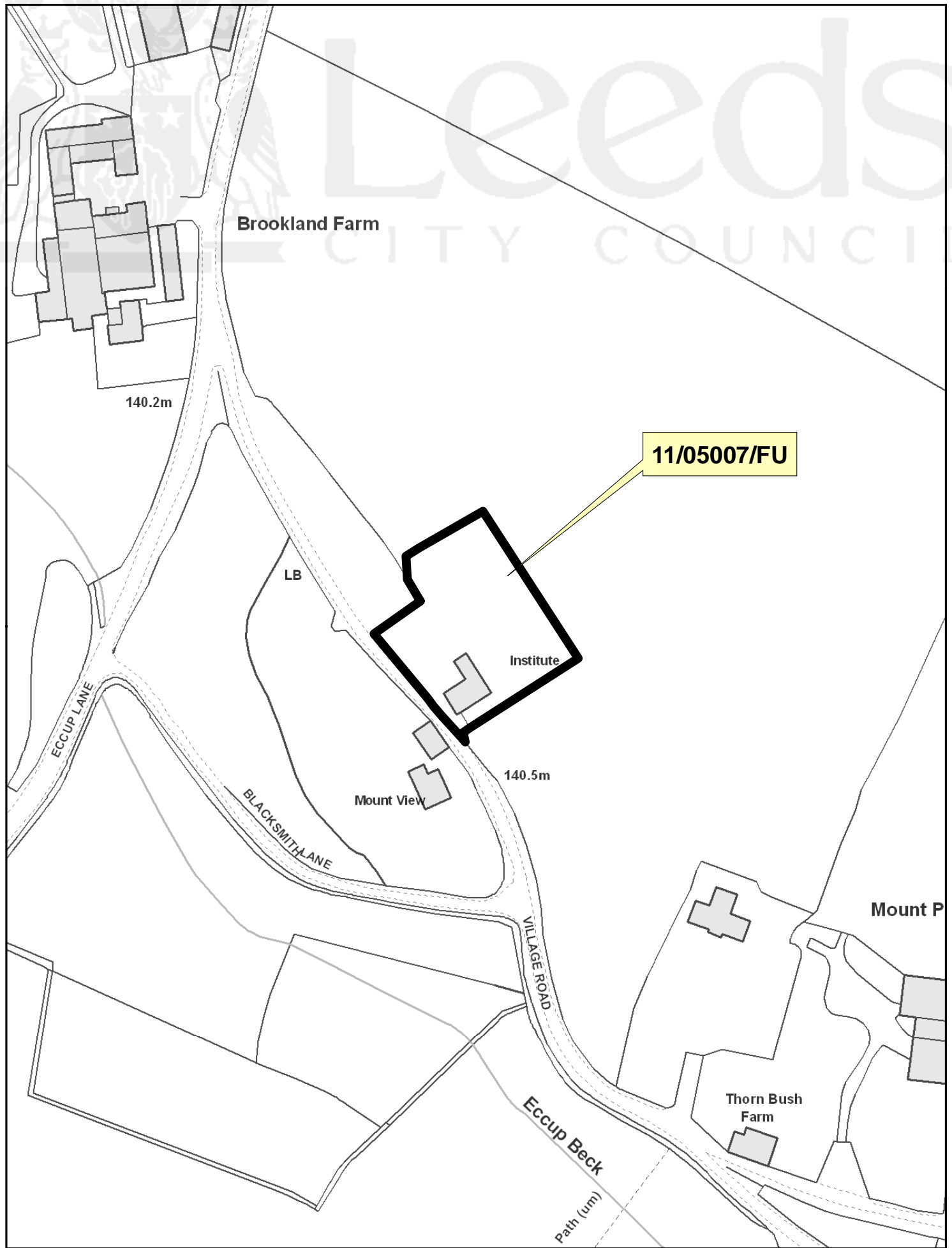
**PROPOSED DETACHED
DOUBLE GARAGE
THE VILLAGE HALL
VILLAGE ROAD
ECCUP LEEDS**

**PROPOSED PLANS
AND ELEVATIONS**

Scale	1:50, 1:200 AT A1	Drawn
Date	OCT 2011	Checked

Drawing No.	A1 / G / OCT / 01	Rev
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NORTH AND EAST PLANS PANEL

