



Report of the Chief Planning Officer

NORTH AND EAST PLANS PANEL

Date: 20th December 2012

Subject: APPLICATION 12/04456/FU – Two storey side, front and rear extension including dormer window with Juliet balcony to the side; raised terrace with balustrading above to front and new bay window to other side at Dene Cottage, Linton Lane, Linton, Wetherby, LS22 4HL

APPLICANT

Mr Mike Jamieson

DATE VALID

24th October 2012

TARGET DATE

19th December 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. No further insertion of windows to the side;
5. Landscape/management plan for trees.

Reason for approval:

The proposal is considered to be an appropriately designed and scaled extension which, on balance, does not cause harm to the character and appearance of the conservation area and would not unreasonably impact upon neighbours. The proposed development is considered to comply with local and national planning policies.

1.0 INTRODUCTION

- 1.1 The application is brought to Plans Panel due to the concerns of neighbours and local residents regarding the scope and content of pre-application discussions held with officers.
- 1.2 As will be outlined below there have been a series of applications submitted to the Council in relation to this site which began in 2004. These gave consent for a two storey side/front extension. An application was submitted earlier this year which sought consent for similar works, with additional development to the rear. Officers were concerned that this proposal did not represent good design, harmed the character and appearance of the conservation area and had too great an impact upon neighbours. This proposal was withdrawn. Following this withdrawal the applicant's approached officers to discuss how the scheme could be amended. Details of these discussions are outlined in section 5 below.
- 1.3 Works have commenced on site and although there has been suggestion that the 2009 permission was being implemented it is clear that the works which have been undertaken relate to the current scheme. The applicant's are not using a Council Building Inspector and thus it is not clear exactly when works commenced but it appears to have been late July, prior to this current application being submitted to the council in late October. Following complaints enforcement officers visited the site on 20th September and verbally advised that works were not authorised, that building should cease and that continuing works would be at the applicant's own risk. Building works did not cease and a letter was sent on 28th November which reiterated the previous verbal advice.
- 1.4 Works on site were well advanced at the time of the site visit with the extension to the front already roofed and the rear extension partially roofed. The works to the garden area are also largely in place. A letter was received in the department on the 5th December from the applicant in which it was noted he was unaware works should have ceased and has confirmed that works have now stopped on site. This position has been confirmed by officers.

2.0 PROPOSAL

- 2.1 Retrospective permission is sought to construct a two storey extension to the front, side and rear. The extension includes a dormer window with Juliet balcony to the front portion (southern end) facing east into the front garden of the host property. This balcony faces away from the nearest property the 'Willows'. The garden is also be regraded with an enlarged terraced area and steps to the lower portion.
- 2.2 The extension is essentially a transverse wing which has been appended to the west side of the dwelling. It is 6.4m in width and extends forward of the front (southern) wall of the dwelling by approximately 4.0m and 7.3m to the rear (northern). It has a gabled roof form and a new gable end is also added to the dwelling to create a continual span of ridge line from the main house and across the extension running in line east-west parallel to the boundary with the footpath. Much of the proposed extension has its back to the property to the west ('The Willows') however, a 4m portion projecting northward lies forward of the 'Willows' front elevation, but this is largely screened by a tall hedge.
- 2.3 The raised terrace area extends the previous patio so that the bulk of the garden area which lies close to the dwelling is now a patio area, with steps leading to a lower grassed area.

3.0 SITE AND SURROUNDINGS:

- 3.1 The application relates to a detached, single storey cottage which is sited just north of Linton village core and within the conservation area. The property is largely rendered with a stone plinth and has a gabled, tiled roof which is augmented by dormers to the front and rear. The dwelling is typical of the Linton vernacular, displaying a self consciously quaint character and is assumed to reflect the influence of Alban-Jones within the village. This exaggerated Arts and Crafts influence is reflected in the proportions and scale of the dwelling as well as details such as the mock-leaded windows, mock-Tudor detailing and the peaked roof of the entrance hall. The property is assumed to have been a simple two bay dwelling with the hall being a central entrance point. The dwelling has subsequently been extended to the side and rear. Other additions include the glazed entrance porch to the front of the hall and the detached garage.
- 3.2 The property is sited within a generous plot and is set back from Linton Lane and is orientated side-on to the highway with its principal elevation facing toward its main amenity space which is to the front of the property. The house lies close to its western boundary and thus is close to 'The Willows', a newer build dwelling which lies behind a substantial evergreen hedge. This property fronts onto Muddy Lane. Muddy lane fades into a public footpath at this point. The "Willows" forms the last property fronting onto Muddy Lane. Views of the application site from this dwelling are possible over this tall hedge and also from the footpath which lies to the rear of the site that beyond the hedge. The Conservation Area Appraisal and Management Plan notes that the view from the footpath across the application site is an important key view.
- 3.3 The plot and wider area are very verdant and this is an important part of the semi-rural character of the area. The bank of trees and vegetation to the north of the site are visible from Linton Lane and form an important backdrop to this section of the village.

4.0 RELEVANT PLANNING HISTORY:

31/2/97/FU	Part two storey and part first floor side extension with new dormer windows Approved
31/148/04/FU	Two storey side extension with balcony to front Refused
31/281/04/FU	Part two storey part single storey side extension with balcony to side of first floor Approved
09/01910/FU	Part single storey and part two storey side, front and rear extension with balcony over part, dormer windows to side and rear of extension, and new raised terrace area to front Approved
12/02122/FU	Two storey extension to front, side and rear with balconies to side, new entrance porch to front, raised terrace to rear and replacement bay window to side Withdrawn

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 An application for a substantially similar development was submitted in May of 2012. This application was withdrawn as officers were minded to refuse the scheme. Concerns were expressed about the impact of the extension upon the character of the house and the area as well as the impact upon the neighbouring dwelling 'The Willows'.
- 5.2 Discussions were held with the case officer and the conservation officer whom suggested that
- the ridge line of the dwelling be extended to the west to create the impression of a larger dwelling;
 - that the front extension be narrowed and its ridge line dropped so that it resembled an extension to the enlarged dwelling;
 - that the rear extension be wholly omitted;
 - that the design of the proposal be simplified and its glazing pattern amended.
- 5.3 Further discussions were held with the Head of Planning Services which has resulted in the current submission. This has reduced the projection of the rear extension by approximately 3.0m.
- 5.4 Enforcement officers visited the site on 20th September and verbally advised that works were not authorised, that building should cease and that continuing works would be at the applicant's own risk. Building works did not cease and a letter was sent on 28th November which reiterated the previous verbal advice.

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 The application was advertised by neighbour notification letter, site notice and a notice in the paper.

Concerns have been raised by;

- The Parish council who note that planning permission has not been granted and works have commenced on site. Attention is drawn to the fact that the extensions could have a negative impact upon neighbours and that the works have caused traffic problems;
- The occupants of 'The Willows' who lie immediately to the west of the site in respect of dominance and the impact upon the conservation area. Concern has also been raised regarding the unauthorised works at the site and the pre-application discussions which have been held;
- The occupants of 'Beck House' who raise concern regarding the impact upon the streetscene of Muddy Lane and the footpath and the unauthorised nature of the works;
- An out of area objector who raises concern regarding the loss of views through to the village, the impact upon the conservation area and the use of render.

Following the request to stop works letters of support have been received from:

- 1 Northgate Cottages who consider that the works are in keeping with the area and are screened by vegetation;

- 'Hillfoot Cottage' who consider that the works are in keeping with the area, that the materials are appropriate and who also note that the extensions are screened by vegetation.

Further letters of support from outside the immediate area have been received from:

- 'Westacre House' in Wetherby who consider that the works are in keeping with the area;
- 2 Barley Fields Mews in Wetherby who consider that the extension is of good quality and is preferable to demolishing the dwelling and building several houses on the plot;
- 'The New House' in Thorner who consider that the works are in keeping and are preferable to demolishing the dwelling and rebuilding.
- 31 Lambert Avenue in Roundhay who consider that the works are in keeping and are preferable to demolishing the dwelling and rebuilding. It is also noted that key view 1 of the conservation area appraisal is not affected and that the extension is not significantly visible from Linton Lane.
- 14 Beck Lane who consider that the works are in keeping with the character of the dwelling and the area and that the extensions are largely screened by vegetation.

7.0 CONSULTATIONS RESPONSES:

- 7.1 Public Rights of Way note that the extension does not interfere with the footpath and thus express no objection.
- 7.2 Conservation Officers raise concern regarding the projection to the rear (north elevation), the scale of the extensions relative to the original building and conclude that the building fails to preserve or enhance the special character and appearance of the conservation area.

8.0 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 and the consultation period closed on 12th April 2012. 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. On 14th November 2012 Full Council resolved to approve the Publication Draft Core Strategy and the sustainability report for the purpose of submission to the Secretary of State for independent examination pursuant to Section 20 of the Planning and Compulsory Purchase Act 2004. Full Council also resolved on 14th November 2012 that a further period for representation be provided on pre-submission changes and any further representations received be submitted to the Secretary of State at the time the Publication Draft Core Strategy is submitted for independent examination.

8.3 As the Council have resolved to move the Publication Draft Core Strategy to the next stage of independent examination some weight can now be attached to the document and its contents recognising that the weight to be attached may be limited by outstanding representations which have been made which will be considered at the future examination.

8.4 Within the Publication Draft Core Strategy the following policy is relevant:

Policy P10: Design

New development for buildings and spaces, and alterations to existing, should be based on a thorough contextual analysis to provide good design appropriate to its scale and function.

New development will be expected to deliver high quality innovative design that has evolved, where appropriate, through community consultation and which respects and enhances the variety of existing landscapes, streets, spaces and buildings according to the particular local distinctiveness and wider setting of the place, contributing positively towards place making and quality of life and be accessible to all.

Proposals will be supported where they accord with the following key principles;

- (i) The size, scale and layout of the development is appropriate to its location and respects the character and quality of the external spaces and the wider locality,
- (ii) The development protects the visual, residential and general amenity of the area including useable space, privacy, noise, air quality and satisfactory penetration of daylight and sunlight,
- (iii) The development protects and enhance the district's historic assets in particular existing natural site features, historically and locally important buildings, skylines and views,
- (iv) Car parking, cycle, waste and recycling storage are integral to the development,
- (v) The development creates a safe and secure environment that reduce the opportunities for crime without compromising community cohesion,
- (vi) The development is accessible to all users.

8.5 UDP Policies:

N19 All new buildings and extensions within or adjacent to conservation areas should preserve or enhance the character or appearance of the area by ensuring that:

- i. The siting and scale of the building is in harmony with the adjoining buildings and the area as a whole;
- ii. Detailed design of the buildings, including the roofscape is such that the proportions of the parts relate to each other and to adjoining buildings;
- iii. The materials used are appropriate to the environment area and sympathetic to adjoining buildings. Where a local materials policy exists, this should be complied with;
- iv. Careful attention is given to the design and quality of boundary and landscape treatment.

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 detracting 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.

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.

8.6 Householder Design Guide SPD:

Leeds City Council Householder Design Guide was adopted on 1st April and carries significant weight. 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;

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.

45° Code This code is used as a way of assessing the impact that an extension will have upon the amenity of neighbours. The code does not take account of all factors on a site and is used as a guide which informs planning judgements.

8.7 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.

Specific advice is offered in relation to Green Belts where it notes that there is a general presumption against inappropriate development within the Green Belt. Limited extensions may not be inappropriate development within the Green Belt provided that they do not result in disproportionate additions over and above the size of the original building.

In respect of heritage local planning authorities are encouraged to sustain and enhance the historic environment.

9.0 **MAIN ISSUES**

- 1) Conservation Area/Design and Character
- 2) Neighbour Amenity
- 3) Vegetation

10.0 **APPRAISAL**

Conservation Area/Design and Character

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 N19 notes that extensions within conservation areas should preserve or enhance the character or appearance of the area, and further general guidance in respect of design is given in policies GP5 and BD6 of the UDP and also the Householder Design Guide. Some additional guidance in respect of the Conservation Area is contained within the Linton Conservation Area Appraisal which notes the footpath to the rear of the site is a key pedestrian link within the village and also that the view across the western end of the application site is a key long distance view. It is noted however, that views across this part of the site have for some time been obscured by tall conifer trees predating the 2010 designation of the conservation area.

10.2 As has been noted above there is a history of planning applications which have been submitted at Dene Cottage. In 2004 a two storey side/rear extension was granted planning permission following a previous refusal due to impact upon neighbouring dwellings. A substantially similar scheme to the approval was submitted in 2009. The officer report, which has been referenced in the neighbour's objection letter, raised concerns about the scale, mass and design of the scheme, but concluded that the previous 2004 permission was a strong material planning consideration and with no other changes to the material circumstances of the site or the relevant policy documents, a refusal could not be substantiated. Permission was therefore granted. This permission has not been implemented and has now lapsed.

- 10.3 The earlier 2012 application sought permission for a reduced two storey rear extension with an enlarged dormer and portico detailing, with a two storey front extension with a large dormer added to the scheme. This raised concern as its design was considered to be a retrograde step from the 2009 permission, and officers were of the view that the policy changes (the adoption of the Householder Design Guide and the Conservation Area Appraisal) suggested that the proposal should be reassessed from first principals, with the previous permissions now having limited material weight. The current submission is the result of discussions following the withdrawal of the earlier scheme. As noted above the works on site relate to the current, undetermined scheme and have not implemented any previous applications.
- 10.4 In order to understand the current application it is best to split the scheme into two elements. The first element is the works to the front (south facing) which are of a similar size and scale to the 2009 and 2004 permissions. The second element is then the works to the rear (north facing) of the property which have not been previously proposed or approved. These will be discussed in turn.
- 10.5 Taking the front element first it should be noted that the current proposal simplifies the design of the west facing element, removing dormers allowed in 2009 and introducing a new gabled roof to the western elevation which resolves a previous design concern. As such these changes can be considered an improvement on the 2009 permission. However the detailed design of the new proposal does partially erode the character of the current dwelling and this has been raised as a concern by the Conservation Officer who considers that the scale of the proposal will dominate the existing building and that its overall scale and detail are suburban in character. However, given the limited visibility of the bulk of the extension from the Conservation Area the extensions are, on balance, not considered to be harmful to its character and appearance.
- 10.6 Moving on to discuss the works to the rear of the house (north elevation), facing the boundary with the 'Willows' it is important to note that these have not been previously approved and there is therefore no precedent on the site for this element. The works to the rear appear to be the most contentious element of the scheme and are the main concern for the objectors. This two storey addition extends the built mass of the property approximately 4.0m closer to the public footpath at the rear of the site and brings the application dwelling forward of the dwellings on Muddy Lane. A distance of approximately 3.5m is retained to the boundary with the footpath. Concern has been expressed about the extension breaching the building line on Muddy Lane and being an obvious and dominant element from the footpath.
- 10.7 As works have commenced on site and this element of the scheme is significantly advanced it is possible to fully appreciate the impact of this element. When viewed from the footpath looking west from Linton Lane toward Muddy Lane the extension is not a significant or dominant presence. It's roof is visible, however this is read against the more obvious mass of the main dwelling and the existing dormers (approved in 1997) and in this context it appears as a subordinate element. The vegetation along the boundary of the site in the form of hedge also helps to mitigate its impact. This said, the screening is largely created by a multiple stemmed tree which is unlikely to be considered worthy of retention on amenity grounds and thus its long term presence on the site cannot be guaranteed. As mentioned previously however, the key view mentioned in the conservation area appraisal is considered to be that running in a diagonal line across the front of the site in north-east to south-west direction. This is not hindered by the proposal.

- 10.8 When the extension is viewed from Muddy Lane, looking from the South the extension could appear as a much more dominant and obvious presence. From this perspective the main mass of the dwelling is not visible and thus the extension is a visible element which does draw the eye albeit in the main hidden by the tall hedging. It is set forward of the building line of dwellings along Muddy Lane, and does impact on the spatial character of this section of the conservation area. As mentioned previously there is an existing conifer hedge (approximately 5.0m in height) which screens the walling of the extension and the lower portions of the roof; however its ridge line is clearly visible above the hedge line. It is also unknown what impact the extension will have on the long term health and vitality of the hedge. In reaching a decision as to the acceptability of this element of the extension a decision needs to be made as to whether the application dwelling is read as part of the streetscene of Muddy Lane, or whether it is read as a more isolated element which has a spatial setting of its own. Because of its location at the end of this section of Muddy Lane officers are of the view that it in effect creates a visual end stop before Muddy Lane becomes a footpath and is therefore not inappropriate.

Neighbour Amenity

- 10.9 Policy GP5 (UDPR) notes that extensions should protect amenity and this advice expanded further in policy HDG2 which notes that “all development proposal should protect the amenity of neighbours. Proposals which harm the existing residential amenity of neighbours through excessive overshadowing, overdominance of overlooking with be strongly resisted”.
- 10.10 Concern has been expressed regarding the impact of the extension upon amenity by the occupants of ‘The Willows’. This property lies to the immediate west of the application site and the extension introduces 18.5m of two storey built development within 1.5-2.0m of the boundary. Although this is undoubtedly a significant increase in massing there are several factors which must be considered before reaching a judgement as to harm. Firstly, the bulk of the extension lies adjacent to the side gable of the neighbouring dwelling and thus will not impact the main front and rear windows or the main garden area of the neighbour. The presence of a conservatory to the rear of the neighbouring dwelling is noted and it is likely that this structure will be impacted by the proposal. However as the majority of this room will remain unaffected and the conservatory will still receive direct sun for the majority of the day it is unlikely that significant harm will occur. The second factor which must be considered is the majority of the roof form hips away from the boundary and thus at its closest point the roof is at its lowest, with distance increasing as the height increases. This then also helps to lessen the impact of the extension.
- 10.11 There is some concern regarding the projection of the rear element (to the north), which extends approximately 4.0m forward of the front wall of the neighbour. This projection does not conform with the 45 degree code as set out in the Householder Design Guide. This code is used as a way of assessing the impact upon outlook from main windows. It measures the distance from the common boundary to the nearest point of the neighbour’s window and then draws a line at an angle of 45 degrees toward the area of the extension. Any development which falls within the area beyond 45 degrees is usually considered to harm outlook. These judgements usually apply to two storey development. As measured on site the neighbour’s ground and first floor windows are set 2.5m from the common boundary, which means that the forward most 1.8m of the two storey rear extension is out of guidance and could harm outlook from the windows, with the ground floor window being the most affected. However, the impact of this projection must be weighed

against the presence of 5.0m high hedging to the front section of the boundary which does currently help to soften the impact of the proposal and restricts light to the bedroom window. In addition beyond the hedge there was previously a double garage which had its particularly tall gable facing the boundary which would have already affected outlook from these windows.

- 10.12 It should also be noted that this element of the extension affects the front of the neighbour's dwelling which is normally considered to be the least sensitive section of a site and that due to its north facing orientation this area of the neighbour's site does not receive a significant amount of sun and the extension is unlikely to unreasonably reduce this level. In reaching a view on the impact of this element of the scheme Members should also be aware that the hedge itself could be subject to a high hedges challenge and is it no usually considered good practice to impose planning conditions which conflict with other legislation. Without the hedge in place the extension would be more visible and potentially more dominant however, in view of the location of the extension at the top of this section of Muddy Lane and that there was previously a the rear wall of a large double garage it is not considered that the proposal would represent an unreasonable degree of built mass affecting the neighbour's front windows, front garden and views from Muddy Lane.
- 10.13 The application raises no significant concerns in respect of overlooking. Additional windows are proposed to all elevations of the scheme. Those to the north overlook the footpath and allow views toward Muddy Lane but will not have a significant impact upon neighbouring dwellings. Those to the east (which include the Juliet balcony) face into the applicant's front garden and toward Linton Lane and again will not have an impact upon neighbour amenity.
- 10.14 The windows which are proposed within the south elevation do face toward the common boundary with Hillfoot Cottage and serve a bedroom at first floor and a playroom at ground floor and thus would be considered secondary windows. These windows retain approximately 8.0m to the common boundary within guidance suggesting that a minimum of 7.5m is required. The site does slope to the south meaning that the impact of the windows will be heightened by the level changes. The occupants of Hillfoot Cottage have commented on the scheme and have offered their support.
- 10.15 Windows are also included in the west facing elevation that look toward The Willows. These include high level windows to an open plan kitchen-dining area and standard glazing to a study room. The high level windows to the kitchen-dining area will not allow views of the neighbour's site and both these windows and those to the study are largely screened by the applicant's hedge and the neighbour's fence. It is acknowledged that the presence of windows along this side elevation could lead to the perception of increased surveillance and that the upper portions of the high level windows are visible over the fence line, however as there is unlikely to be any demonstrable overlooking, this perception of overlooking can only be given very limited weight. As the fence which screens these windows is within the control of the neighbour it is not considered necessary to impose its retention through a condition.

Vegetation

- 10.16 Policy LD1 notes that "sufficient space [should] be allowed around buildings to enable existing trees to be retained in a healthy condition". As has been discussed above the presence of vegetation along the boundary with the footpath helps to mitigate the impact of the extension on view toward Muddy Lane, and the boundary

hedge between the application site and The Willows helps to mitigate the impact upon neighbour amenity. The appropriateness of a condition to retain the hedges along the boundary with the 'Willows' has been considered however, officers mindful of the fact that a High Hedges challenge could result in this hedge being reduced to a significantly lower height of approximately 1.8-2.0m as opposed to the 6.0m which currently exists, and therefore consider it is not appropriate for this section in this case.

- 10.17 The hedging which provides mitigation along the footpath can be protected by a standard condition which will also ensure replanting for a period of 5 years should the hedge die back. The tree along the footpath is trickier to retain as it does not have a sufficient amenity value in the wider area to warrant protection, however a special condition which requires the submission of a management plan and, in the event of its loss, replacement specimens to be provided, can be imposed. These conditions should ensure that the vegetation is maintained reasonably long term.

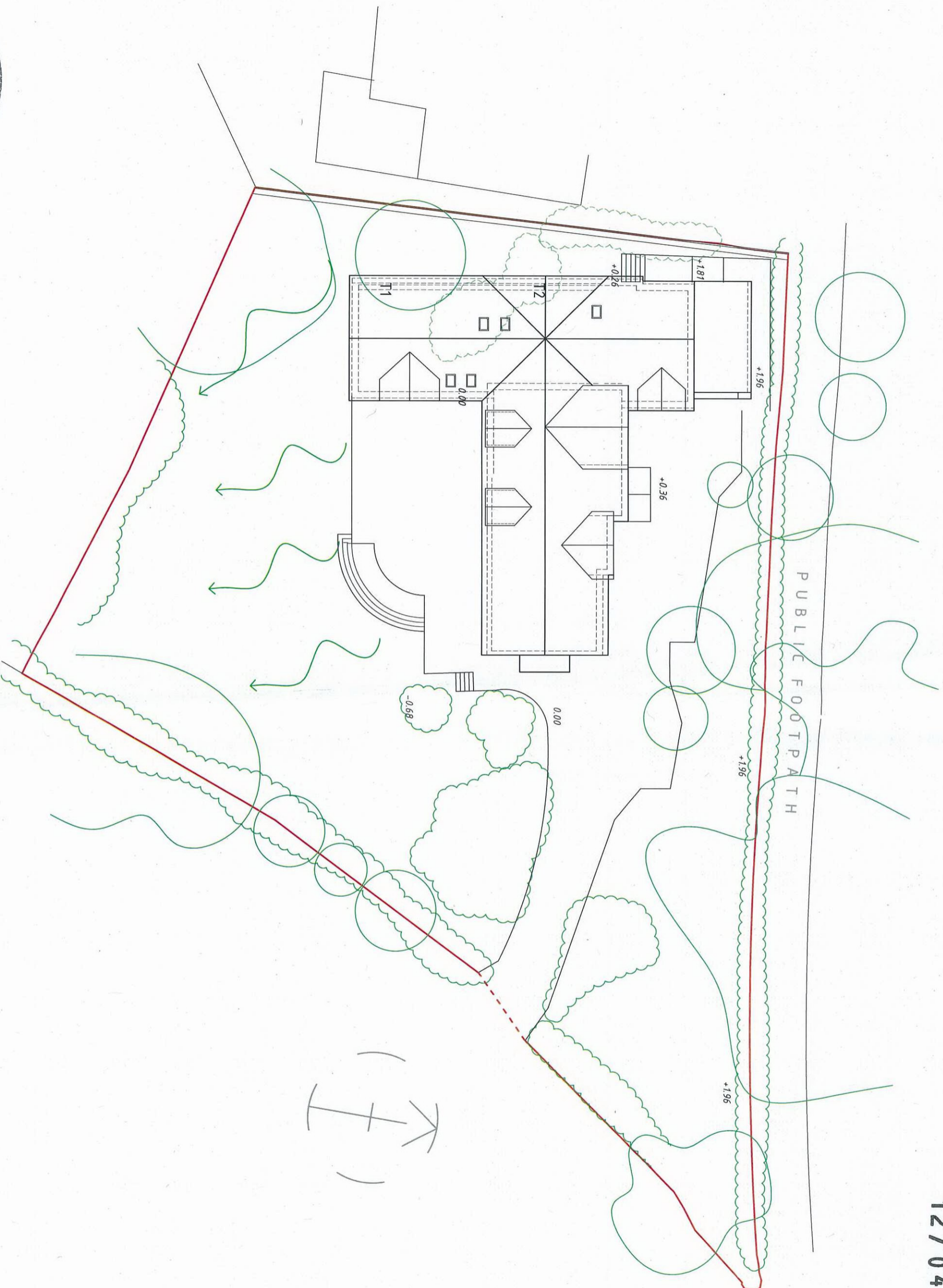
11.0 CONCLUSION

- 11.1 The planning application is, on balance, considered to be acceptable. The changes to the character of the dwelling and the projecting rear gable do not, on balance, harm the character and appearance of the conservation area. The impact upon the amenity of neighbours in respect of overlooking and overdominance is also, on balance acceptable and thus the application is recommended for approval.

Background Papers:

Application files 12/04456/FU

Certificate of ownership: Certificate A signed by agent



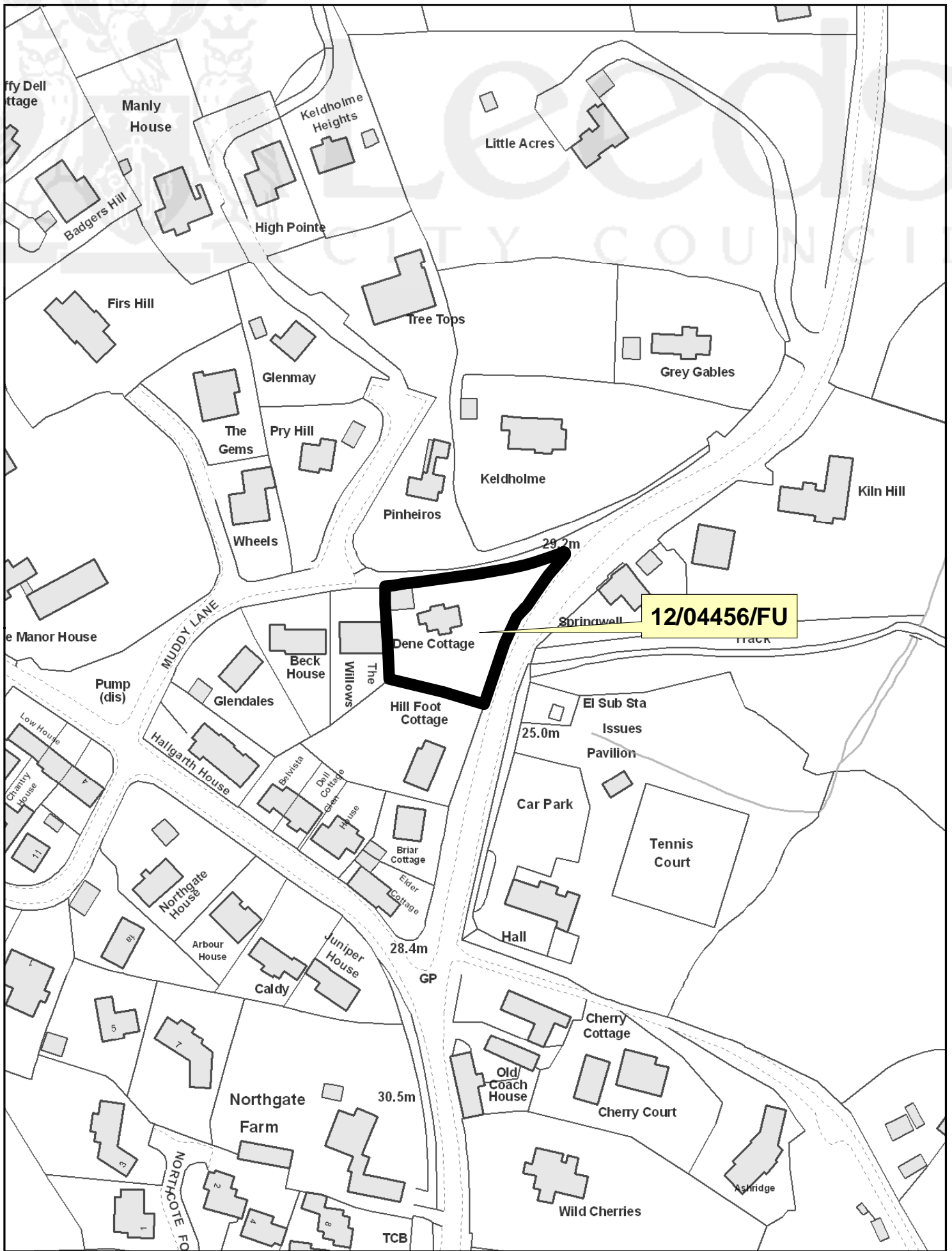
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Survey site plan.

project Two storey side extension with internal alterations.
 client Mr & Mrs M. Jamieson. Dene Cottage, Linton Lane, Linton, LS22 4HL.
 dwg no JAM412 / PL4 rev 1 date OCT 2012 scale A3 @1:200



NORTH AND EAST PLANS PANEL