



**Leeds**  
CITY COUNCIL

Originator: S Woodham

Tel: 2478000

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**Report of the Chief Planning Officer**

**NORTH AND EAST PLANS PANEL**

**Date: 18<sup>th</sup> April 2013**

**Subject: APPLICATION 13/01321/FU – 60 Jackson Avenue Gledhow Leeds LS8 1NS –  
First floor side extension with window to side and new roof to enlarged dwelling**

**APPLICANT**

Mrs G MacLeod

**DATE VALID**

20.03.2013

**TARGET DATE**

15.05.2013

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**Electoral Wards Affected:**

**Roundhay**

Yes

Ward Members consulted

**Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

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**RECOMMENDATION:**

**GRANT PERMISSION subject to the following conditions:**

1. Time limit
2. Plans to be approved
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no new windows or openings may be inserted into the side elevation of the proposed first floor side extension.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) the proposed side and rear windows shall be glazed with obscure glass and maintained thereafter as such.

**Reasons for approval:** The application is considered to comply with Policies GP5 and BD6 of the Leeds Unitary Development Plan (Review 2006), Policies HDG1 and HDG2 of the Householder Design Guide, not cause harm to the character or appearance of the original house, street scene, nor to residential amenity and, having regard to all other material considerations, it is considered that the proposal is acceptable.

## **1.0 INTRODUCTION:**

1.1 The application has been submitted by a senior member of Highway Services staff and in these circumstances it is considered appropriate to bring it before Members for determination.

## **2.0 PROPOSAL:**

2.1 The applicant seeks planning permission for the erection of a first floor side extension increased roof height and additional window located to the side of the existing dwelling which will be obscure glazed to an existing bedroom. This additional window is a secondary window.

2.2 A previous planning application 12/04100/FU has been approved by Members for first floor side flat roofed extension with window to side. The difference to the previous approval is to have a hipped roof rather than a flat roofed extension and the overall roof height will be increased in height by 200mm.

2.3 The existing flat roofed extension is constructed from brick to match the existing dwelling.

2.4 The extension is proposed to be 2.7 metres in width, 4 metres deep, the height to the ridge is approx 8.2m and the height to the eaves is approx 5.5m. The proposed roof will be also constructed above the existing flat roofed part two part single storey side extension. The proposed extension will be constructed over the existing single storey side flat roof extension and will be set behind the existing first floor element.

2.5 The applicant proposes the use of brick and white upvc to match the existing dwelling.

## **3.0 SITE AND SURROUNDINGS:**

3.1 The main dwelling is a detached brick house. The dwelling has a part two part single storey side flat roofed extension and a conservatory located at the rear. The house is set back from the road and is screened by mature planting and hedging. The rear garden is screened by 1.8m high fencing and landscaping.

3.2 The surrounding area is varied in different styles of dwellings which are of detached and semi detached nature, the properties are two storey in height. The properties within the in the immediate street scene are also set away from the boundaries of the neighbouring properties. Creating space between the neighbouring dwellings. The neighbouring dwellings are also set back from the street and are screened by mature planting and hedging similar to the applicants dwelling.

3.3 The proposed extension will mirror what is already existing in terms of materials and the overall design.

## **4.0 RELEVANT PLANNING HISTORY:**

Status: A Decision Date: 13-NOV-12

4.2 Reference: 07/00575/FU. Proposal: Conservatory to rear Status: A Decision Date: 28-MAR-07

4.3 There is no planning history for the existing part two storey part single storey flat roofed side extension.

## **5.0 HISTORY OF NEGOTIATIONS:**

5.1 No pre application advice was given

## **6.0 PUBLIC/LOCAL RESPONSE:**

6.1 Neighbour notification letters have been sent.

6.2 No responses from neighbours or the general public have been received.

## **7.0 CONSULTATIONS RESPONSES:**

### **Statutory & Non-Statutory Consultations:**

None

## **8.0 PLANNING POLICIES:**

### Development Plan

8.1 The Development Plan for the area consists of the Regional Spatial Strategy and the adopted Unitary Development Plan Review (UDPR), along with relevant supplementary planning guidance and documents. The Local Development Framework will eventually replace the UDPR but at the moment this is still undergoing production with the Core Strategy still being at the draft stage. The Publication Draft of the Core Strategy was issued for public consultation on 28<sup>th</sup> February 2012 with the consultation period closing on 12<sup>th</sup> April 2012. Following consideration of any representations received, the Council intends to submit the draft Core Strategy for examination. The Core Strategy set 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.

8.2 Leeds Unitary Development Plan (Review 2006) Policies:  
Policy GP5: refers to development proposals should seek to avoid loss of amenity  
Policy BD6: refers to all alterations and extensions should respect the scale, form, detailing and materials of the original building

8.3 Leeds City Council Householder Design Guide Policies:  
Policy HDG1: refers to design and appearance  
Policy HDG2: refers to impact on neighbours

## **9.0 MAIN ISSUES**

- i) Design and Character
- ii) Overlooking and dominance

## **10.0 APPRAISAL**

## Design and Character

- 10.1 As discussed, this application is the amended version following the previous approved application 12/04100/FU. The flat roofed element has been removed from the scheme and a increased hipped roof is proposed, this will tie in with the existing extension and roof. This addition will reduce any concerns of harm to the existing dwelling and the immediate street scene. Given the proposed extension location and materials the proposed scheme will blend in with the existing flat roofed side extension. As previously noted the proposed extension will be constructed on the existing single storey side extension linking in with the proposed first floor side extension. Given the location of the proposed extension it will not negatively impact upon the immediate street scene or the existing dwelling.

## Overlooking and dominance

- 10.2 Glazing is proposed to the side and rear elevations of the extension. The window in the side elevation which faces towards No 62 Jackson Avenue is to be obscure glazed. The windows within the rear elevation will face onto the hosts own private rear garden area. Given the nature of the proposed rooms (ensuite and wardrobe area) they will also would be conditioned to be obscure glazed. In addition a condition would be added so that no further windows or openings are inserted into the side elevation of the proposed extension to prevent any concerns of overlooking.
- 10.3 The proposed extension will retain gaps between the neighbouring property and the immediate street scene. It is also screened by the existing first floor side extension from the immediate street scene, reducing any concerns of over dominance.

## **11.0 CONCLUSION**

- 11.1 In conclusion, consideration has been given to all material planning considerations and all matters raised and it is considered that, subject to the appropriate conditions, permission should be granted.

### **Background Papers:**

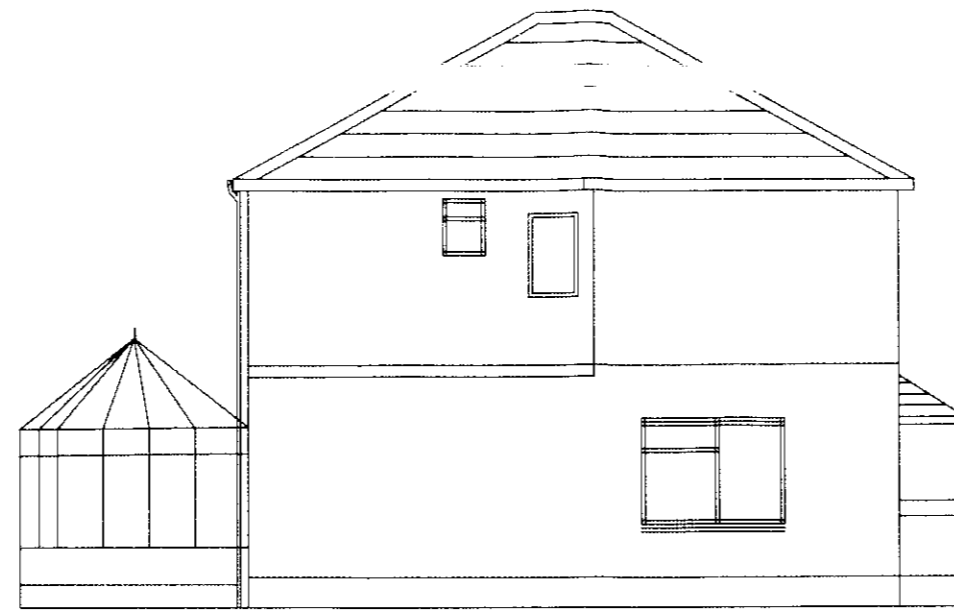
Application files: 13/01321/FU

### **Ownership Certificate:**

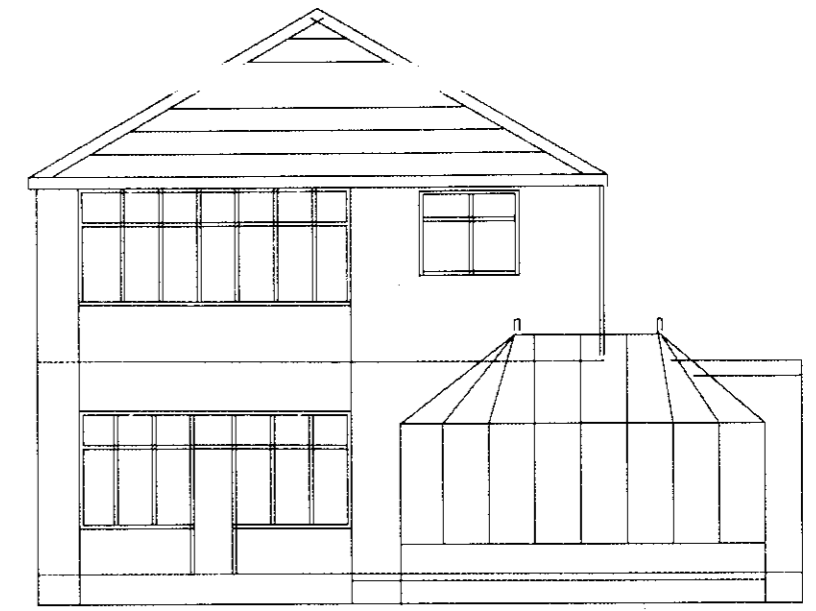
Certificate A signed by applicant



Existing Front Elevation



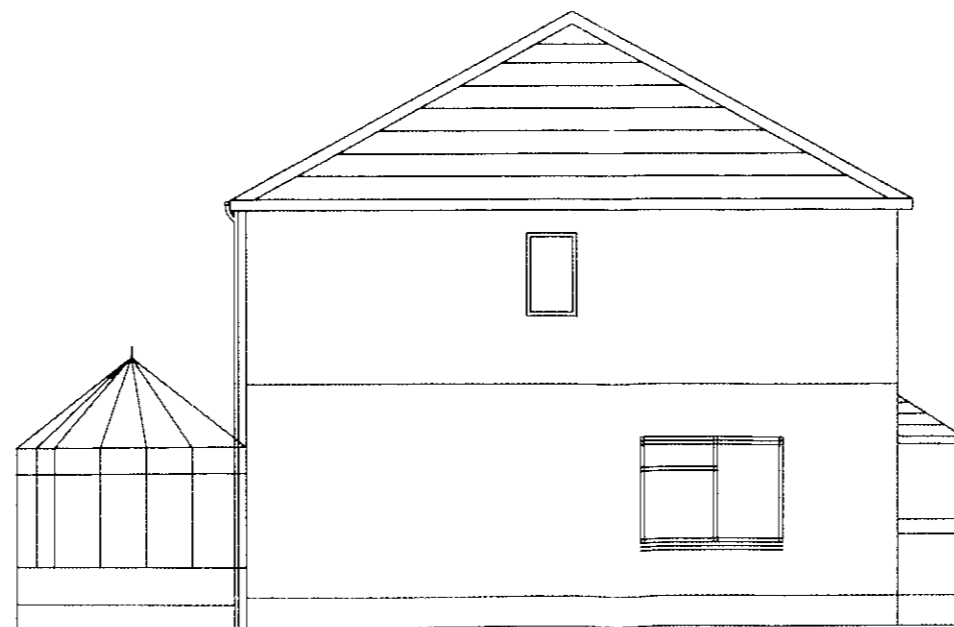
Existing Side Elevation  
(facing no.62)



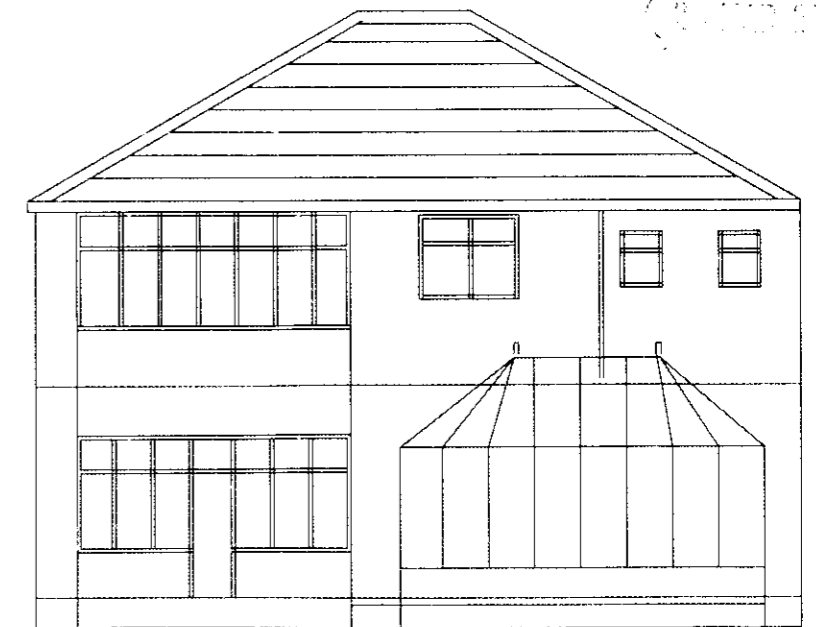
Existing Rear Elevation



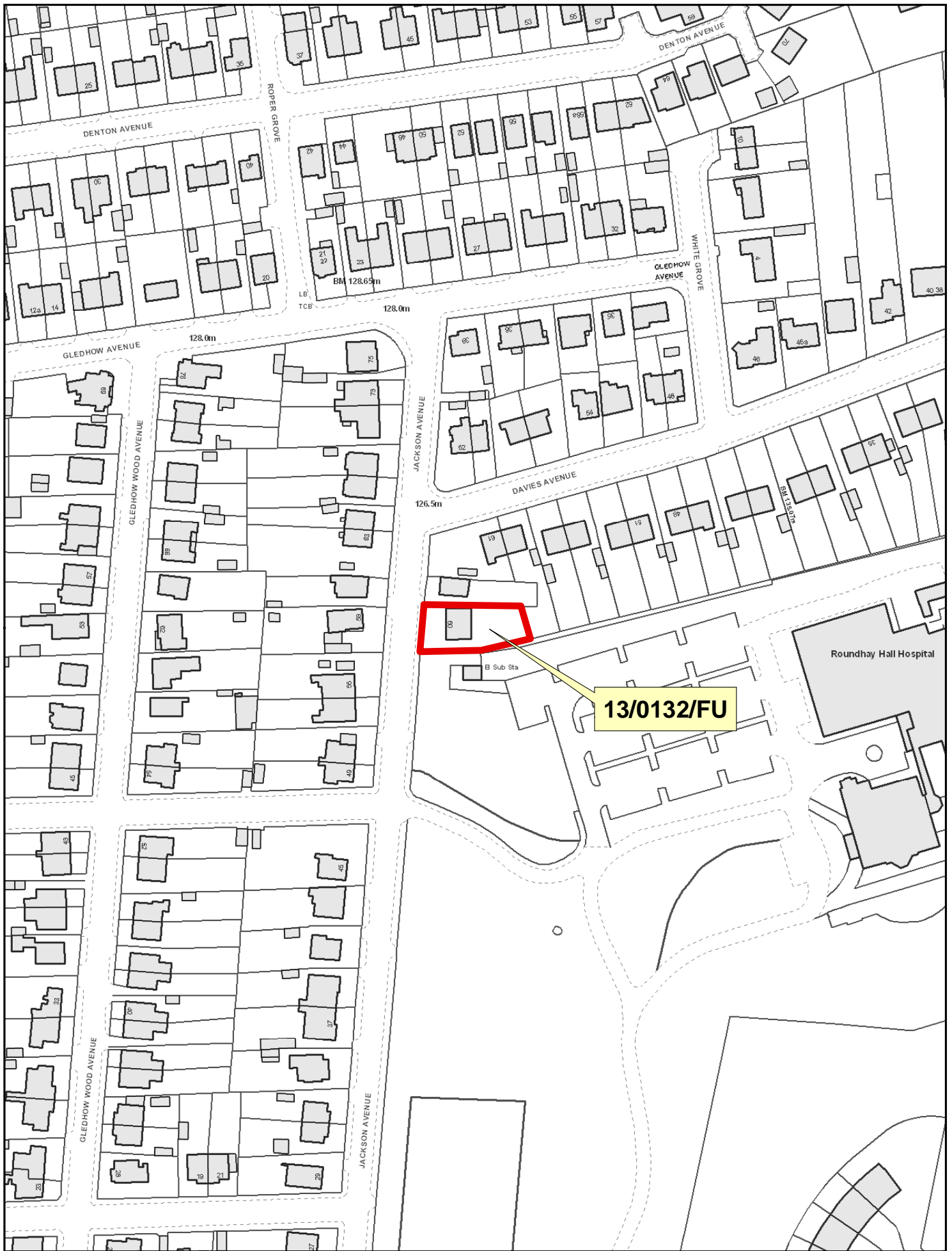
Proposed Front Elevation



Proposed Side Elevation  
(facing no.62)



Proposed Rear Elevation



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