



Report of the Chief Planning Officer

PLANS PANEL NORTH & EAST

Date: 16th May 2013

Subject: Reserved Matters application 12/05140/RM –10 houses with landscaping, Grange Farm, Great North Road, Micklefield, Leeds LS25 4AG

APPLICANT

Arncliffe Homes Ltd

DATE VALID

4 December 2012

TARGET DATE

5 March 2013

Electoral Wards Affected:

Kippax and Methley

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

DEFER AND DELEGATE APPROVAL to the Chief Planning Officer subject to the conditions specified and following the expiry of the revised publicity period and subject to no representations being received which raise new significant material planning considerations:

1. Approved plans
2. Side windows to be obscure glazed, fixed or top opening only (plots 1, 2, 5 to 10)
3. Landscape details including future maintenance scheme to be agreed
4. Highway to extend to the edge of the site boundary
5. Removal of permitted development for rear dormers (plots 6 & 7)
6. FFL to houses and road levels to be provided as specified

Full details of conditions (including any amendments/additions) to be deferred and delegated to the Chief Planning Officer.

Reasons for approval: The application is considered to comply with UDPR policies GP5, GP7, GP11, GP12, N2, N10, N25, N12, N13, N39a, N51, T2, T5, T6, T24, H3-3A.32, BD5, LD1 as well as guidance contained in the National Planning Policy Framework and supplementary planning guidance/documents. Having regard to the above, and all other

material planning considerations including the comments made by third parties, the application is considered on balance to be acceptable and accordingly can be supported.

1.0 INTRODUCTION:

- 1.1 The application is reported to Plans Panel at the request of Councillor James Lewis who has raised concerns regarding the separation distances between the existing and proposed dwellings and therefore the potential for overlooking.

2.0 PROPOSAL:

- 2.1 This application seeks approval of reserved matters in relation to outline planning permission granted in June last year under reference 12/00845/OT. Only access was applied for although the indicative layout did show a development comprising of 10 houses. On this basis a Section 106 Agreement was entered into to secure a commuted sum towards greenspace improvements in the event the subsequent reserved matters application still comprised of 10 houses. A contribution per unit was calculated and accordingly this current application generates a contribution of £28,074.32 towards local greenspace improvements.
- 2.2 The submitted layout shows a total of 10 houses fronting a new road layout. The main access road from Great North Road runs north to south and is designed to link into the remainder of the wider greenfield housing allocation to the south. This stretch of road serves 6 houses, 5 of which are large, detached family houses. The 6th property is an end of terrace. A small, private cul-de-sac would also be formed off the main access road and would serve the remaining 4 houses (2 x detached and the remaining 2 terraced properties). The first section of road leading to the cul-de-sac is designed as a turning area for vehicles.
- 2.3 The design of the houses is traditional and includes the use of simple cills to the windows with mostly arched, brick on end details proposed for the heads. The final choice of external materials has not been applied for at this stage although the use of brick and render is shown generally. In terms of scale, the houses would be two storey although some include rooms within the roof space served by dormer windows.

3.0 SITE AND SURROUNDINGS:

- 3.1 The application site extends to approximately 0.59 hectares and consists of part of the former Grange Farm which is located in the village of Micklefield on the eastern edge of Leeds close to the A1 (M) motorway.
- 3.2 The site accommodates two vacant dwellings set back from the road including a two storey stone built farmhouse and a red brick bungalow. The farmhouse is situated in the north west corner of the site and is screened by high fir trees to the rear and along the adjacent Public Right of Way (PROW) which cuts through the site. The bungalow is situated in the south-eastern part of the site, on the other side of the PROW. Originally, the site also included three large detached agricultural barns although these have recently been demolished.
- 3.3 The southern, front section of the site is situated adjacent to Great North Road and is largely overgrown. From this part of the site, the land slopes gently downwards towards in the south-eastern corner beyond the bungalow and along the farm

track/PROW towards the motorway. There is also a steep drop in levels between where the most northerly agricultural building was positioned relative to the site's rear boundary.

- 3.4 Micklefield itself is a rural village of two parts, with the original village situated to the north and the more modern part situated to the south. As such, the wider village consists of a varied mix of property types including character properties and more modern builds comprising of detached, semi-detached and terrace properties. A mixed palette of materials can also be found including the use of stone, brick and render albeit the traditional building material used in the original part of the village is natural magnesian limestone.
- 3.5 The character of the area immediately around the application site is also mixed in that it contains detached, semi-detached and terraced properties which themselves utilise various materials including brick, render and stone. The dominant wall material is nevertheless red brick and almost all properties face the road. A mixture of two storey (some with rooms in the roof served by dormers) and bungalows surround the site on three sides although the rear boundary still opens out onto agricultural land. This land forms part of a wider greenfield housing allocation which extends behind the properties which front onto Great North Road in either direction.

4.0 RELEVANT PLANNING HISTORY:

12/00845/OT – Outline application for residential development approved subject to a Section 106 Agreement in respect of commuted sum for greenspace provision in the locality. 18/06/2012

PREAPP/11/01097 – Residential development comprising of 10 dwellings.

Neighbouring site:

07/01571/FU – Redevelopment of Manor Farm to provide 14 houses, approved 23/07/07.

5.0 NEGOTIATIONS:

- 5.1 The scheme has been revised during the course of the application in order to achieve a better relationship with the existing properties and to respond to some of the comments made by the objectors. These alterations have comprised of moving some houses further away from the common boundary and also amending the internal layout and window arrangements to ensure problems of overlooking do not occur.

6.1 PUBLIC/LOCAL RESPONSE:

- 6.1 This application was originally advertised by site notices posted 21/12/12. The date by which any representations should be made was 11/01/13.
- 6.2 Ward Members have also been briefed about the proposals on 13/02/13. At the briefing Members expressed concern about the prospect of overlooking from the development which had been raised by a local resident. The case officer provided a detailed note in respect of the separation distances achieved but Councillor Lewis

maintains his original request for the application be reported to Plans Panel. In addition, Councillor Wakefield indicated a preference for the maintenance of any street landscaping to be undertaken by the Council rather than a private management company.

6.3 Three letters of representation have been received from Local residents in relation to the original plans. Comments have also been received from Micklefield Parish Council.

6.4 Micklefield Parish Council:

Supports the application in principle but raises concerns regarding the following:

- The elevations should all be natural magnesian limestone with slate or clay pantile roofing materials.
- Issues relating to the existing foul and surface water drains on the site.
- Consideration to the long term maintenance of the amenity space adjacent to the public footpath required.
- Consideration of the surface of the PROW
- Relationship of dwellings proposed to plots 6 and 7 with adjacent existing dwellings
- Chimneys to be provided to the Regent House type

6.5 The letters of representation from local residents object to the proposal due to the following concerns:

- The indicative layout does not show the relationship with all of the adjacent properties in particular no.132 Great North Road.
- Impact of plots 6 and 7 on no.132 and 134 Great North Road in terms of privacy and views and value of property. These plots should be replaced with single storey properties so as not to adversely affect nos.132-134.
- the materials proposed to construct the houses
- the effect of the route of the PROW on plot 8
- Concern regarding Surface Water Drainage

6.6 Following receipt of revised plans, the application has been re-advertised. The revised consultation period expires on 24/05/13 and at the time this report was prepared no additional representations had been received. Members will be updated verbally in the event further representations are received in advance of the Panel date.

7.0 CONSULTATIONS RESPONSES:

Statutory:

None

Non-statutory:

Highways

Original comments - The principle of development of this scale and type was accepted at the outline application stage. Minor revisions required.

Revised comments - Amendments are acceptable and small landscaped areas adjacent to the main access road can be adopted as part of the highway.

Yorkshire Water

- 3 metre easement either side of private disposal drain required. Conditions on the outline permission still need to be addressed.

Public Rights of Way

– no objection as the proposal incorporates the footpath into the site, but request that the footpath at this point should have a tarmac or similar hard surface.

Flood Risk Management

– no objection in light of the FRA submitted with the outline application. Full details to be agreed as part of future condition discharge application.

Land Contamination

– standard conditions were applied to the outline permission and these will be dealt with through the discharge of conditions.

Transport Policy –

No issues of concern for local air quality management as a result of the development.

Sustainability – Environment Quality

– Information provided by the applicant is considered acceptable

8.0 PLANNING POLICIES:

- 8.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that applications should be determined in accordance with the development plan unless material considerations indicate otherwise.
- 8.2 The Development Plan for the area consists of the adopted Unitary Development Plan Review (UDPR), along with relevant supplementary planning guidance and documents.
- 8.3 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 26th April 2013 the Council submitted the Publication Draft Core Strategy to the Secretary of State for examination and an Inspector has been appointed. It is expected that the examination will commence in September 2013.
- 8.4 As the Council has submitted the Publication Draft Core Strategy for 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. Delivering new housing is a key objective of the Core Strategy.
- 8.5 The application site is part of Phase 3 Housing Allocation H3-3A.32 in the UDPR proposals map. This policy identifies that developments should also address the following issues:
- i) Extensive off-site foul drainage works and improvements
 - ii) Satisfactory access
 - iii) An agreed planning framework to include locations for housing, landscaping, access, greenspace and local facilities
 - iv) Provision of an extension to the adjacent primary school and contributions to secondary school(s)
 - v) Provision of a green wedge between old and new Micklefield

- vi) Realignment of the A1
- vii) Appropriate noise attenuation measures
- viii) Satisfactory flood risk assessment and drainage strategy

8.6 Other relevant policies are as follows:

- Policy GP5 – seeks to resolve all detailed planning considerations including design, access and amenity.
- Policy GP7 – relates to legal agreements being used to secure appropriate contributions
- Policies GP11/GP12 – encourages sustainable construction measures/measures
- Policy BD5 – all new buildings should be designed with consideration given to both their own amenity and that of their surroundings.
- Policy H3 – Phased housing land release.
- Policies N2/N4 – Concerns greenspace provision for residential developments
- Policy N10 – Seeks to ensure PROW are not compromised by new development
- Policy N12 – Urban Design.
- Policy N13 – Design and new buildings.
- Policy N25 – Site boundaries.
- Policy N39a – Relates to drainage requirements
- Policy N51 – Nature conservation, enhancement of wildlife habitats.
- Policy LD1 – Landscape and retention of existing trees.
- Policy T2 – Highway safety considerations.
- Policies T5/T6 – Pedestrian and cyclists safety and disabled access requirements
- Policy T24 – Parking requirements.

8.7 Supplementary Planning Guidance/Documents:

- Neighbourhoods for Living: A guide for residential design in Leeds.
- Greenspace relating to new housing development.
- Street Design Guide.

8.8 National Planning Policy:

National Planning Policy Framework (NPPF, March 2012) gives a presumption in favour of sustainable development and has a strong emphasis on high quality design.

9.0 MAIN ISSUES

1. Principle
2. Layout (including residential amenity considerations)
3. Appearance and scale
4. Landscaping
5. Other matters
6. Conclusion

10.0 APPRAISAL

Principle

- 10.1 This application seeks approval of reserved matters pursuant to the outline permission granted in June 2012. As the outline permission includes a Section 106

Agreement to secure a commuted sum towards greenspace improvements in the locality the development is considered to be acceptable in principle.

- 10.2 The matters for consideration as part of this application therefore relate to those details not originally agreed including the development's appearance, landscaping, layout and scale. The means of access has already been agreed at the outline stage.

Layout (including residential amenity considerations)

- 10.3 The main guidance for assessing residential layouts is provided within the Council's 'Neighbourhoods for Living' document. This specifies various minimum distances between dwellings/windows although it is still necessary to consider a site's context to ensure the overall layout responds appropriately to the character and appearance of an area.
- 10.4 In considering the above, the development adopts a simple layout whereby the properties would be served by and front onto the newly formed access road and cul-de-sac. This basic arrangement follows the pattern of development found within the area and the mix of detached and a single short terrace of three properties also picks up on the general character of development found to the front of the site. For these reasons and noting the development replaces not only two domestic properties but also three large scale agricultural buildings, one of which had a particularly poor relationship with the existing properties facing Great North Road in terms of restricting outlook, the overall design approach to the layout is considered to be acceptable.
- 10.5 With respect to more detailed matters, the presence of the PROW running through the site and the requirement for the road layout to link into the remainder of the greenfield housing allocation beyond the site boundary are clearly important issues. In dealing with these matters, the layout is such that the route of the PROW would be retained more or less along its existing alignment and would be positioned to the side of the new access road which extends up to the site's boundary. Highway officers consider this approach to be acceptable and the arrangement also allows the PROW to be provided with a landscaped setting which can ultimately be adopted.
- 10.6 In terms of relationships with neighbouring properties, it is noted the three properties fronting Great North Road all have very limited gardens. The shortest garden depth available is recorded as circa 7m from the main house whereas Neighbourhoods for Living would normally expect a distance of 10.5m to be provided. Although the sub-standard nature of the existing neighbouring gardens is clearly something which it would be unreasonable to expect the applicant to resolve, it is still appropriate for this tighter than normal relationship to be considered when laying out any new housing.
- 10.7 The plans as originally submitted did consider this relationship but noting the amount of space available within the application site and the fact some residents (and Cllr Lewis) were still concerned about the total separation distances achieved, officers have sought further improvements by requesting plots 6 and 7 be moved further away. As such, the full 21m separation distance between buildings has now been achieved in accordance with Neighbourhoods for Living by providing the new properties with rear garden depths of 14m. This improved relationship (which is approximately 1.5m greater than originally shown) is therefore considered to strike an appropriate balance in terms of mitigating the existing situation for the benefit of those residents. A condition is also proposed to restrict future occupiers ability to construct dormers windows in the rear roof slopes facing these properties (under permitted development rights) without their acceptability having been first assessed by a formal planning application.

- 10.8 The relationship between the existing houses and plot 8 is somewhat different as this property would be side on and replaces the large agricultural building previously located at the common boundary. As such, the domestic scale of the replacement building, its positioning off the common boundary and the absence of any main windows in the side elevation are all such that this relationship is a substantial improvement over the historic situation. The siting of plot 8 is in any event considered to be acceptable as it falls between the two properties fronting Great North Road. As such, the outlook for the existing residents is still considered to be acceptable.
- 10.9 Elsewhere, the separation distances achieved between both existing and proposed houses are considered to be acceptable and the internal layout of the house types has been altered to ensure all main windows now face forwards and backwards in order to avoid problems of overlooking. Most side windows will also be conditioned to be obscurely glazed again to avoid potential privacy issues. Subject to these restrictions, the development's layout is therefore considered to be acceptable.

Appearance and scale

- 10.10 The development comprises a mix of 10 detached and terraced family houses. As already discussed, the basic layout of the properties is considered to be appropriate for the area and overall the simple design of the properties themselves relates well to the surrounding area.
- 10.11 In respect of the materials proposed, brick and render is identified and this is entirely consistent with the materials used on the buildings which set the backdrop for this part of Micklefield. It would therefore be difficult to substantiate a refusal on this basis as magnesial limestone is not proposed as suggested by the Parish Council. Indeed, the wider housing allocation projects further into the countryside beyond this application site and as such its future development will provide a more modern context and a distinct move away from the original part of Micklefield adding further weight to the opinion that the use of natural limestone cannot be justified.
- 10.12 With respect to scale, the two storey and mostly detached properties proposed are not dissimilar to the larger properties found in the area and front onto Great North Road. The use of both hipped and gabled roof forms can also be found in the area and is replicated in the proposed house types. With respect to the development's relationship with the smaller scale bungalows to the south east, clearly a step up in terms of eaves and ridge lines would occur however the closest property would be plot 6 which itself is set off the side boundary by 6.5m. This gap between buildings combined with the property being set well back from the smaller scale properties is such that it would not appear prominent within the street scene and accordingly this relationship can be accepted.

Landscaping

- 10.13 A detailed landscape scheme has been prepared for the site and includes planting both within the private gardens and the areas adjacent to the route of the PROW. As such, the general desire to achieve a 'green' route through the site has been achieved and is a theme that can be continued when the remainder of the housing allocation is brought forward for development.
- 10.14 Whilst most landscaping is to be maintained by the householders themselves, the areas adjacent to the PROW would not. Highway officers have indicated these spaces can be adopted by the Council as highway verges and accordingly Councillor Wakefield's general comment about future maintenance can be accommodated.

Other

10.15 One of the objectors referred to drainage issues in respect of surface water discharge from the site. This is a matter that will be addressed through the future discharge of conditions as drainage was conditioned as part of the outline approval.

11.0 CONCLUSION

11.1 This is a reserved matters application for the construction of 10 houses following the grant of outline permission last year. The means of access from Great North Road and the requirement to contribute towards greenspace improvements were also approved at the outline stage.

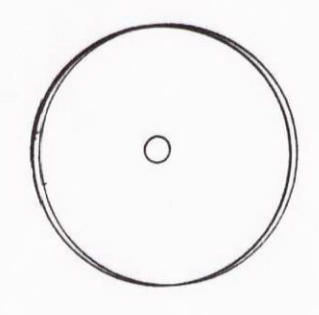
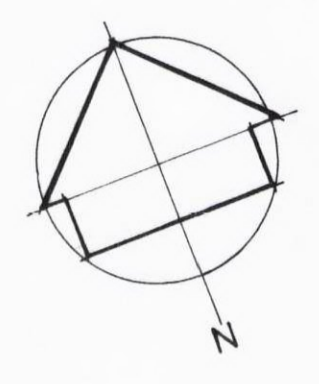
11.2 The overall layout and design of the housing proposed is considered to be compatible with the general character and appearance of the area. Furthermore, the proposed layout and the resulting relationship with the surrounding properties is not considered to adversely impact on the occupiers living conditions to a level that warrants refusal. As the detailed layout retains the existing PROW and also ensures unrestricted access into the wider greenfield housing allocation would be provided the application is considered to be acceptable and is recommended for approval. A defer and delegate recommendation is however advanced to allow for the revised publicity period to expire.

Background Papers:

Application file (12/05140/RM)

Certificate of Ownership – (not necessary as RM application – OT identified Wheatley Construction as the land owner at that time)

12/05/140W



MICKLEFIELD 11 PUBLIC FOOTPATH TO REMAIN (definitive width 2.4m)

6m wide easement over existing sewer

23m x 4.3m sight line

GREAT NORTH ROAD

ASHFOLD

MILNER COTTAGE

- HOUSE TYPES**
- BL - BELMONT - 1939 sq ft
 - CH - CHATSWORTH - 1697 sq ft
 - NB - NEWBURY - 1882 sq ft
 - RE - REGENT - 1320 sq ft

6/11/12 : drawing revised to reflect boundaries shown on deed plan.

Arncliffe

ARNCLIFFE HOMES LIMITED
Arncliffe House, 1 Acorn Business Park,
Killingbeck Drive, Leeds LS14 6UF.
Tel: 0113 235 0356 Fax: 0113 235 0874

Proposed Residential Development

GRANGE FARM
MICKLEFIELD
LS 25 4AG

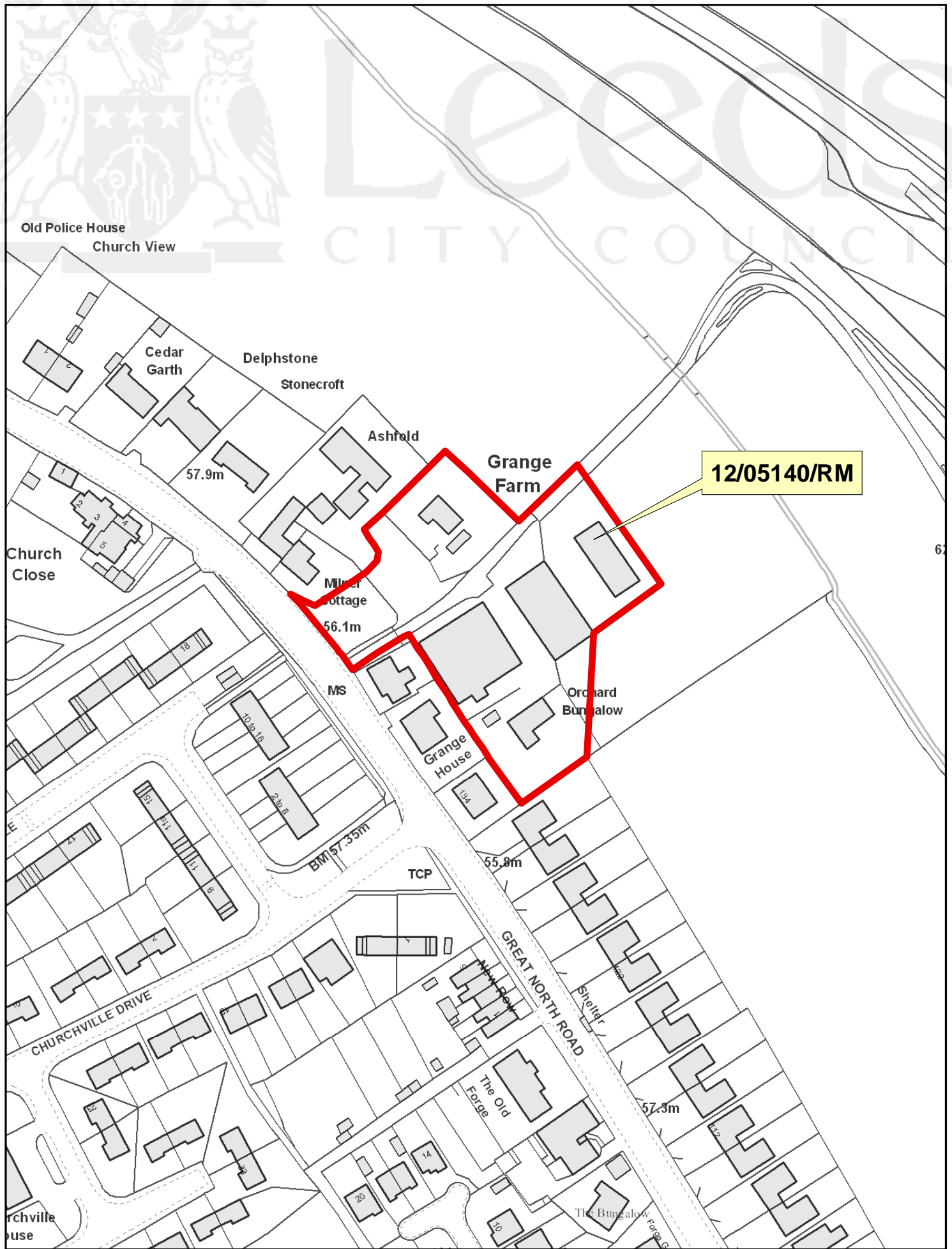


SITE LAYOUT

SCALE 1:500

DATE 17:09:12 DRAWN

DRG.No. 278 / SL / 1 REV. A



NORTH AND EAST PLANS PANEL

