



**Leeds**  
CITY COUNCIL

Originator: Ian Cyhanko

Tel: 247 4461

**Report of the Chief Planning Officer**

**SOUTH AND WEST PLANS PANEL**

**Date: 23<sup>rd</sup> May 2013**

**Subject: PLANNING APPLICATION 13/01368/FU**

**Two storey and single storey front side and rear extension including canopy to front and patio area to rear, at 2 St Margaret's Drive, Horsforth, Leeds**

**APPLICANT**

Mr Ben Heaton

**DATE VALID**

22<sup>nd</sup> March 2013

**TARGET DATE**

17<sup>th</sup> May 2013

**Electoral Wards Affected:**

Horsforth

Yes

Ward Members consulted

**Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

**RECOMMENDATION:**

**REFUSE PLANNING PERMISSION on the following grounds**

The Local Planning Authority considers that the proposed two storey side extension and roof alterations fail to respect the scale, form, proportions, character and appearance of the host dwelling, which unacceptably increase the mass and dominance of the host property. The resulting appearance would appear incongruous and overly dominant, which would have a significantly detrimental impact on the relatively open character and pattern of the streetscene. The scheme is therefore considered contrary to policies GP5 and BD6 of the Leeds Unitary Development Plan (Review) 2006 and policy HDG1 of the Leeds Householder Design Guide (SPD:2012) and the guidance on good design appropriate to the local context contained within the National Planning Policy Framework.

## **1.0 INTRODUCTION:**

- 1.1 This application is brought to Panel at the request of Councillor Townsley who considered the design of the proposal is acceptable and the applicants should have the chance for the application to be considered by Members at Plans Panel.

## **2.0 PROPOSAL:**

- 2.1 The applicant seeks planning permission for what is essentially a two storey side extension. The proposal is 3.3m in width, and runs the full length of the host property, which projects out 2m beyond the existing rear elevation. There is also a single storey rear extension which projects out 3m beyond the existing rear elevation.
- 2.2 The proposal replaces an existing single storey garage which has a sloping roof, which continues into the roof of the main property. At ground floor level the proposal offers a replacement garage, wc, and enlarged kitchen/ dining area. At first floor level the proposal offers a new bedroom with en-suite bathroom.

## **3.0 SITE AND SURROUNDINGS:**

- 3.1 The application site consists of a detached house, which has an integral garage. The property appears to have been constructed in the 1960/ 70's and lies within a cul-de-sac with other similar styled properties. The properties appearance is dominated by its roof line which is commonly known as a 'cat slide' roof. The properties gable end is located on the front elevation, and is asymmetrical with the gable reaching a lower level at one side of the building, over the integral garage. St Margarets Drive is made up of both bungalows and similar designed 2 storeys properties.
- 3.2 This property lies between two other properties both of which have identical 'cat slide' roofs. The property has facing materials of both render and brick and has a concrete tiled roof. The properties front garden is open plan with the street scene and the rear garden is enclosed. The property has a driveway that is capable of accommodating 2 vehicles. The property lies in an established suburban residential area, located in north-west Horsforth.

## **4.0 RELEVANT PLANNING HISTORY:**

- 4.1 Planning consent was granted on 28<sup>th</sup> January 2013 for a two storey, first floor and single storey front side and rear extension including canopy to front and patio area to rear (ref 12/05203/FU).
- 4.2 This approved application was originally submitted in a similar format to this current application now under consideration, but was amended following Officer advice to retain the 'cat slide' roof. Officers considered the removal of this feature would result in this property appearing incongruous within the street scene, as both adjacent properties have this distinct roof feature. The application was amended to retain this roof feature and the application was approved under delegated powers.
- 4.3 A similar designed extension, which also involved the loss of cat slide roof on a nearby property at 8 St Margarets Close (13/00039/FU) was recently refused planning consent on 24<sup>th</sup> April 2013 on design grounds.

## **5.0 HISTORY OF NEGOTIATIONS:**

- 5.1 Following the previous approval upon this property, the applicants contacted the Local Planning Authority stating the approved plans did not meet with their requirements and asked whether the original scheme, would gain Officer support. Officer advised that the design was considered unacceptable and the loss of distinctive 'cat slide' roof would result in the property appearing incongruous within the street scene between two properties which have this feature roof.
- 5.2 The applicants then sought support from the Local Ward Members who also contacted Officers for advice. This led to the application being resubmitted, with a request from Councillor Townsley for the application to be considered at Plans Panel.

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

- 6.1 Six letters of notification were sent out to adjacent and opposite neighbours on 2<sup>nd</sup> April 2013. Two site notices were also posted adjacent to the site on 12<sup>th</sup> April 2013. To date no objections or representations have been received to the application.

## **7.0 CONSULTATIONS RESPONSES:**

- 7.1 Statutory & Non-Statutory Consultations:  
None were made due to the nature of the application.

## **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, furthermore the RSS is due to be revoked shortly and its policies should be afforded little weight.
- 8.2 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 26<sup>th</sup> 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.
- 8.3 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.
- 8.4 UDP Policies:

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.

## 8.5 Householder Design Guide SPD:

Leeds City Council Householder Design Guide was adopted on 1<sup>st</sup> 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.

## 8.6 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.

## 9.0 **MAIN ISSUES**

- i) Design and Character
- ii) Neighbour Amenity
- iii) Other Issues

## 10.0 **APPRAISAL**

### 10.1 Design and Character

The design of the proposal is considered to be unacceptable, due to the loss of the cat slide roof feature. This feature is very distinctive and dominates the appearance of the property. This property, along with the adjacent properties at numbers 1, 3 and 4 all have this roof feature, which forms a strong regular rhythm and pattern within the street scene. The loss of this feature and replacement with a flat, 2 storey high wall substantially increases the mass and dominance of the building as the front elevation would be flat and in a total one dimensional plane.

10.2 The resulting appearance would make the host property appear substantially larger when compared to the form of the adjacent properties, overly dominant and

incongruous in the street scene given the matching roof forms on the adjacent properties. The proposal would totally change of the appearance of the host property. The proposal significantly increases the mass of the property and thus reduces the visual relief which surrounds the property. The proposal due to its form and design will fill a regular spaced visual gap in the street to the detriment of its relatively open layout.

- 10.3 The proposal does not include any set back from the front elevation, and as such no visual break in the front elevation is been proposed. The resulting appearance means the original form of the host property is totally lost through this proposal. The Householder Design Guide does state that two storey side extensions should have a set back to retain an emphasis on the host proposal, to ensure it is appears subordinate. It is not considered that the proposal would appear subordinate to the host property. To all intents and purposes it would appear as a new dwelling out of context with the adjacent properties.
- 10.4 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 GP5 states that “development proposals should seek to resolve detailed planning considerations including design” and should seek to avoid “loss of amenity. Leeds Unitary Development Plan Policy BD6 states that “all alterations and extensions should respect the form and detailing of the original building”. This advice is expanded and elucidated within the Draft Householder Design Guide. It is considered the proposal is clearly contrary to all of this design guidance.
- 10.5 It is noted that the there other similar extensions which lie nearby on Margaret’s Road. And it is accepted that in another location this proposal might be considered appropriate. However these properties which have these extensions do not lie within a row with other dwellings which have an identical roof form. These extensions also pre-date the adoption of Householder Design Guide, which aims to raise design standards. The aforementioned properties are also not considered to be successful examples of extensions to houses which should be readily replicated. Therefore it is not considered the existence of other similar styled extensions locally, sets any form of precedent to allow this proposal.
- 10.6 Amenity Considerations  
The proposal would not give rise to any over-looking issues. The proposed extension only has clear glazed window openings located in the ground floor of the rear extension. These over-look into the rear garden of the application site, which would still be 15m in length. The proposed side window serves a WC and is obscured glazed. A condition would be imposed on the approval of this application which will prevent further openings being inserted into the side elevations of the proposed extensions, if the application was considered acceptable in all other respects.
- 10.7 The proposal is not considered to have a significant impact in terms of overshadowing. The proposed rear extension does have a 3m projection, which is part single storey and part two storey. The proposed 2 storey element projects 2m beyond the rear elevation of the adjacent property at number 1. This adjacent property does have a rear conservatory located upon the rear elevation of this property, which would lie opposite the 2m rear projection of the proposed 2 storey extension. However the host property is set 3m from both properties, located at both

sides. This 3m gap/ distance will mitigate the majority of over-shadowing that would occur from the proposed extensions, on the adjacent occupiers. The proposed side extension lies opposite the side elevation of number 1, which contains no window openings, other than the rear conservatory.

#### Other Issues

- 10.8 The proposal has no impact on the parking facilities at this property. A suitable level of garden space would be retained to the rear of the property. The majority of the rear garden is retained and remains undeveloped. It is not considered that the proposal would result in the over-development of the site.
- 10.9 The previously approved scheme is set back from the existing front elevation by 0.5m, when compared to this proposal. This means the proposed new additional bedroom is reduced in length from 7m to 6.5m. It is not considered the loss of this space, on what is a very sizable bedroom would significantly affect the internal layout of the proposed extension. The reduction in accommodation is minimal when compared to the accommodation which is being proposed through this application. As such it is not considered the previous application reduces the level of amenity, or quality of the space which will be developed through the approved extension.

#### **11.0 CONCLUSION**

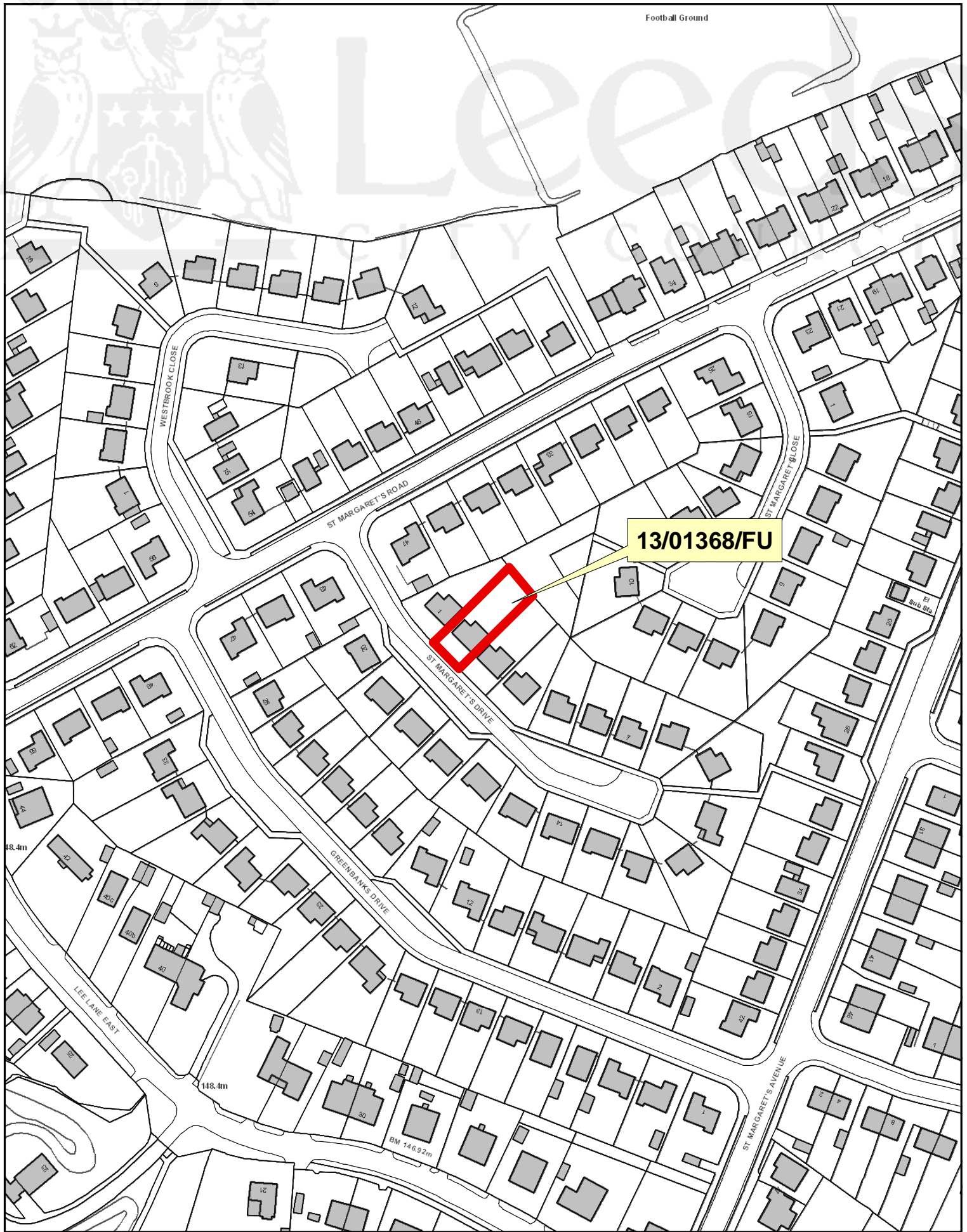
- 11.1 In conclusion, the application is considered to contrary with Policies GP5 and BD6 of the Leeds Unitary Development Plan (Review 2006), and Policy HDG1 of the Householder Design Guide, due to the harm the proposal causes to the character and appearance of the original house and wider street scene. The host property benefits from a valid previous planning consent for a similar sized extension which is considered to a more appropriate design in this location, which preserves the character and appearance of the original property and the immediate street scene.

#### **Background Papers:**

Application files: 12/05203/FU and 13/00039/FU

#### **Ownership Certificate:**

Certificate A signed by applicant



# SOUTH AND WEST PLANS PANEL