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## Report of the Chief Planning Officer

### NORTH AND EAST PLANS PANEL

Date: 21<sup>st</sup> September 2023

Subject: 23/04439/FU – Demolition of existing porch and erection of two storey front extension with porch canopy to front at 24 Kingswood Crescent, Moor Allerton, Leeds, LS8 2BG

#### APPLICANT

Mr R Sandhu

#### DATE VALID

18<sup>th</sup> July 2023

#### TARGET DATE

29th September 2023

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#### Electoral Wards Affected:

Moortown

No

Ward Members consulted.

#### Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

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#### RECOMMENDATION: GRANT PERMISSION subject to the specified conditions:

1. Time limit on full permission
2. Development in line with approved plans
3. External materials to match the existing.

#### INTRODUCTION

1. This application is brought to Plans Panel due to the applicant's partner being employed within the Development Management Team at Leeds City Council. The Council's Officer Delegation Scheme (Council (non-executive functions) sets out that the Chief Planning Officer is not authorised to determine applications under delegated powers where an application has been submitted in a personal capacity by or on behalf of any officer who carries out development management functions (Exception 1(h)). It's on this basis that the application is brought to Plans Panel for consideration and determination.

## **PROPOSAL**

2. The application seeks full planning permission to replace an existing porch to the front with a two-storey extension with an open canopy.
3. The proposed extension will have pitched roof with an overall height of 6.6m, width of 2.7m and a projection of 1.3m. The construction materials proposed are red brick, red pantiles to the roof and white UPVC openings, all to match existing. A new porch canopy will be constructed to the front of the extension.
4. At the ground floor, there will be a door and side windows serving the porch. To the first floor only a front window is proposed to serve an enlarged bedroom.

## **SITE AND SURROUNDINGS**

5. The application site comprises a red brick semi-detached dwelling set within an elongated rectangular plot. A detached garage is located to the side, which is accessed from a driveway. Additional on-street parking is also available to the frontage albeit some garden does remain. The property benefits from a hip-to-gable extension at the side, a box dormer, single storey extension and a detached outbuilding, all at the rear.
6. The area is residential in character and contains semi-detached dwellinghouses. Domestic extensions are commonplace with two storey front extensions evident on several dwellings which now form part of the character and appearance of the street-scene.

## **RELEVANT PLANNING HISTORY**

7. 08/01659/FU - Single storey rear extension – Approved and constructed.

## **PUBLIC/LOCAL RESPONSE**

8. The application was publicised by means of Neighbour Notification Letters (NNL) that were posted 18<sup>th</sup> July 2023. The publicity period expired on 16<sup>th</sup> August 2023. No responses have been received.

## **CONSULTATION RESPONSES**

9. None

## **PLANNING POLICIES**

10. Section 38 of the Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

### Development Plan

11. For the purposes of decision-making in relation to this application, the development plan for Leeds is comprised of the adopted Core Strategy as amended (2019), saved

policies from the Leeds Unitary Development Plan (Review 2006) (UDP), the Site Allocations Plan (2019) (SAP), the Natural Resources and Waste Local Plan (2013) (NR&WLP). There are no policies immediately relevant or applicable to this proposal in the SAP, nor the NR&WLP.

12. 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. The most relevant local planning policies from the Core Strategy (as amended) are:

- Policy P10 – Design
- Policy P12 – Townscapes and landscapes
- Policy T2 – Accessibility requirements and new development

13. The most relevant Saved Policies from the UDP are:

- GP5 - Development proposal should resolve detailed planning considerations
- BD6 - Alterations and extensions

#### Supplementary Planning Guidance and Documents:

14. Householder Design Guide SPD (April 2012). The following policies are relevant:

- Policy HDG1 – Extensions should respect the scale, form, proportions, character and appearance of the dwelling.
- Policy HDG2 – Extensions should not harm residential amenity.

15. Moortown Neighbourhood Design Statement SPD (2016)

- The Neighbourhood Design Statement sets out design guidance specific to the Moortown area. The property is designated as in 'Area 2- Street Lane and North East' which is compromised as predominantly mid-20<sup>th</sup> century housing.
- The design guidance in the SPD largely mimics policy P10 of the Leeds Core Strategy and policy HDG1 and HDG2 of the Householder Design Guide with regards to neighbour's amenity and design principles.

16. Transport SPD. Sets out parking requirements for residential development.

#### National Planning Policy

17. The National Planning Policy Framework (NPPF) sets out the Government's overarching planning policies and how they should be applied to ensure the delivery of sustainable development through the planning system and strongly promotes good design. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.

Relevant national policy in the NPPF includes:

- Paragraph 11 Presumption in favour of sustainable development
- Paragraph 92 Planning decisions should aim to achieve healthy, inclusive and safe places

- Paragraph 130 Need for good design which is sympathetic to local character and history and planning permission should be refused for poor design.
- Paragraph 174 Planning decisions should contribute to and enhance the natural and local environment.

## **CLIMATE CHANGE**

18. The Council declared a climate change emergency on 27<sup>th</sup> of March 2019 in response to the UN's report on Climate Change. The Planning Act 2008, alongside the Climate Change Act 2008, sets out that climate mitigation and adaptation are central principles of plan-making. The NPPF makes clear that the planning system should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions in line with the objectives of the Climate Change Act 2008. As part of the Council's Best Council Plan 2020-2025, the Council seeks to promote a less wasteful, low carbon economy. The Council's Development Plan includes several planning policies which seek to meet this aim, as does the NPPF. These are material planning considerations in determining planning applications. On this occasion due to the scale of the development there are no specific policies which would apply.

## **PUBLIC SECTOR EQUALITY DUTY**

19. The Equality Act 2010 requires local authorities to comply with the Public Sector Equality Duty. The requirement to consider, and have due regard to, the needs of diverse groups to eliminate discrimination, advance equality of opportunity and access, and foster good relations between different groups in the community has been fully taken into account in the consideration of the planning application to date and at the time of making the recommendation in this report. In this instance it is considered that the proposals do not raise any specific implications in these respects and therefore it is not considered that a full Equality, Diversity, Cohesion and Integration Impact Assessment (EDCI) is required.

## **MAIN ISSUES**

20. The following main issues have been identified:
1. Design and Character.
  2. Residential Amenity.
  3. Parking and Highway Safety.

## **APPRAISAL**

1. Design and Character
21. The Core Strategy Policy P10 outlines a number of key principles which fall under the wider objective of ensuring new development delivers high quality inclusive design. Core Strategy Policy P12 seeks to conserve and enhance the character and quality of Leeds' townscapes and landscapes. Saved UDP policies GP5 and BD6 are also relevant, in that they seek to protect visual amenity and to encourage good design. The Council's Householder Design Guide includes policy HDG1 alongside detailed guidance for domestic extensions which are relevant to the proposal, serving to reiterate and reinforce the over-arching aims of the aforementioned Core Strategy and Saved UDP policies.

22. The aforementioned detailed guidance in the Council's Householder Design Guide sets out that in many circumstances large front extensions – whether single or two storey – would not normally be accepted. This is because the front of a house is most often the most visible and prominent part of the building and has a key role in defining its character. The guidance does however set out that in circumstances where there is a lack of uniformity within a streetscene or where a proposal will not harm existing character, two storey front extensions can be acceptable.
23. In this instance, whilst not an original feature of the streetscene of Kingswood Crescent, there are numerous examples of similar front extensions within the street which have already been constructed. These exist in such numbers that they have disrupted the original uniformity to the extent that they now form part of the established character of the street. Whilst the extension proposed here would represent a change to the appearance and character of the host property, it could not be considered harmful in this context. Indeed, this is exactly the type of scenario for which the Householder Design Guide offers an allowance for such extensions.
24. Furthermore, it is noted that the adjoining semi-detached house also has an existing two storey extension and so the proposal would have the added benefit of re-introducing a degree of uniformity to the pair relative to the existing situation.
25. The proposal will be constructed from red brick with red roof tiles and white UPVC windows. All these materials match the existing and will help the extension to blend sympathetically with the host property. The requirement to match the existing materials will be secured by way of planning condition. The new porch canopy to front will represent a modest addition which is not an uncommon feature in the streetscene or within a residential context and would also be acceptable.
26. As such, it is considered that the proposed extension represents an acceptable addition which does not harm the character of the existing property and wider street scene. The proposal therefore meets the wider aims of Core Strategy policies P10, P12, saved UDP policies GP5 and BD6, policy HDG1 of the Householder Design Guide SPD, and the guidance contained within the NPPF in these respects.

## 2. Residential Amenity

27. The proposed extension replaces an existing porch area and provides a very modest extension to an existing bedroom at first floor level. Whilst a new ground floor side window is proposed, this would serve the new porch and so would not be likely to lead to any significant overlooking issues or loss of privacy for the neighbour to the south. The forward positioning of the first floor bedroom window raises no concerns as adequate separation to the neighbouring house opposite remains. More generally, the scale and massing of the proposal, in combination with the distance retained to neighbouring sites, is not sufficient to cause the neighbours any amenity impacts through issues such as loss of light/overshadowing or through a loss of outlook/overdominance.
28. The proposal is therefore in keeping with the wider aims of Core Strategy policy P10, saved UDP policy GP5, policy HDG2 of the Householder Design Guide SPD and the guidance contained within the NPPF in these respects.

## 3. Parking and Highway Safety

29. Core Strategy policy T2 and the policies and guidance contained within the Householder Design Guide and Transport SPD's aim to ensure two car parking

spaces are retained at residential properties, where they exist at present, in order to prevent a significant increase in on-street car parking on residential streets which can lead to wider parking congestion and highway safety concerns.

30. The proposal will not impact on the existing car parking arrangements at the site which are considered appropriate to serve the end development. As such the proposal is considered to be in-keeping with the wider aims of Core Strategy policy T2, the guidance contained within the Householder Design Guide, the Transport SPD and the NPPF in these respects.

## **CONCLUSION**

31. The proposal will provide for new living space for the benefit of the occupiers of the property.
32. The proposal would be considered appropriate to its context in design and character terms and would not appear incongruous within the wider street which includes a significant number of similar extensions, including at the adjoining semi-detached property. The proposal would not lead to any significant impacts with regards to residential amenity nor would it impact on highway safety.
33. Subject to the above and considering all other material planning considerations it is recommended that planning permission be granted for the proposed development subject to the conditions at the head of this report.

### **Background Papers:**

Application file 23/04439/FU

Ownership certificate: Signed by the Applicant R Sandhu.



23/04439/FU

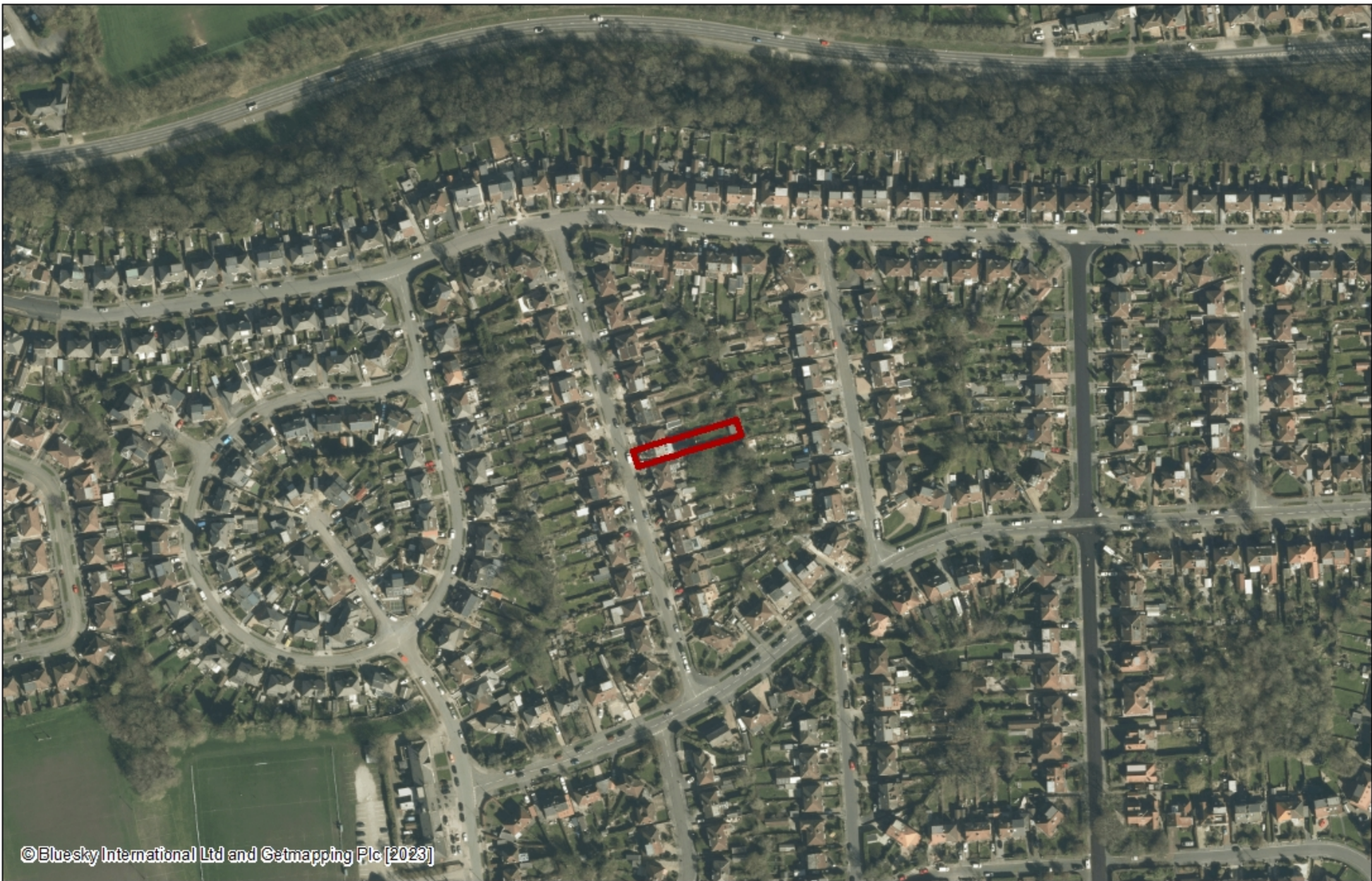
# NORTH AND EAST PLANS PANEL

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PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & DATA TEAM, LEEDS CITY COUNCIL

SCALE : 1/2500



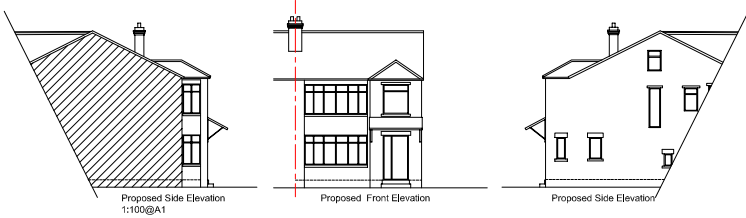


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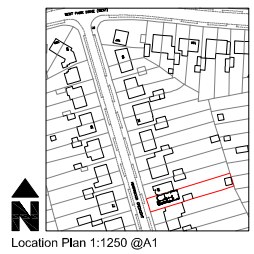
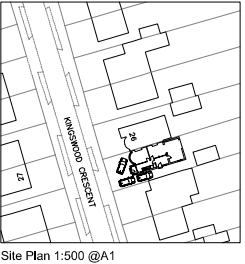
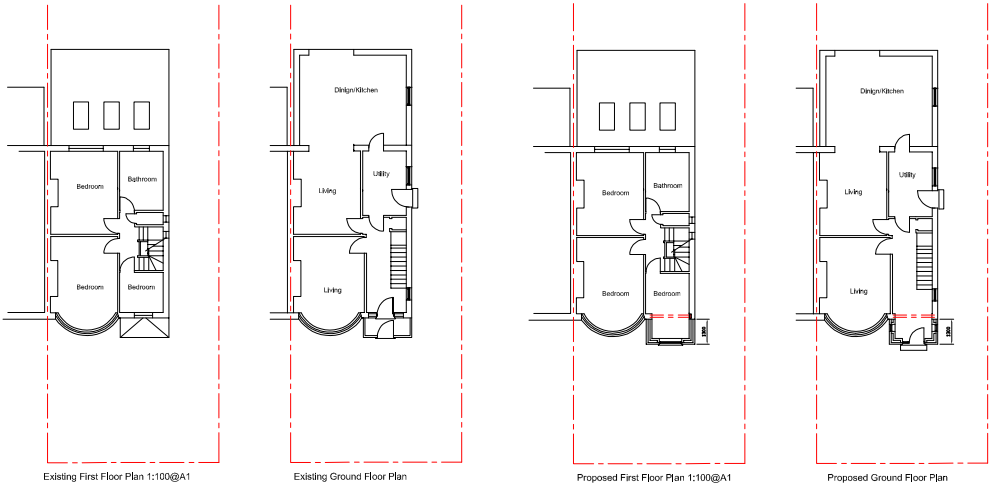
# PLANS PANEL PRESENTATION

SCALE 1:2500





Brick to match existing house  
 Tiles to match existing roof  
 White upvc windows to match existing windows



Revision	Date		
Mrs Mithu 24 Kingswood Crescent Leeds LS8 2BG			
Project rebuilding porch with new first floor extension over			
Dwg Title Layout drawing for planning purposes only			
Date 060723	SCALE As Shown	Drawn	Chk By
Proj No	Dwg No		Rev