



**Report of the Chief Planning Officer**

**NORTH & EAST PLANS PANEL**

**Date: 16<sup>th</sup> November 2023**

**Subject: 23/05807/FU – Part two storey, part single storey side and rear extension at 36 Parkland Crescent, Meanwood, Leeds, LS6 4PR**

**APPLICANT**

Ms J Ashton

**DATE VALID**

27<sup>th</sup> September 2023

**TARGET DATE**

22<sup>nd</sup> November 2023

**Electoral Wards Affected:**

Moortown

No

Ward Members consulted

**Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

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

1. Time limit on full permission
2. Development to be carried out in accordance with approved plans
3. Walling and roofing materials of extension to match the existing
4. No insertion of additional windows at first floor level to north west side

**INTRODUCTION:**

1. This application is for the erection of a part two storey, part single storey side and rear extension. This application is brought to Plans Panel due to the applicant 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 is on this basis that the application is brought to Plans Panel for consideration and determination. The application is recommended for approval subject to the conditions outlined above.

## **PROPOSAL:**

2. This application is for the erection of a part two storey, part single storey side and rear extension.
3. The proposed extension would wrap around the side and rear elevations of the property and would project 1.37 metres from the side elevation and 3.2 metres from the rear elevation. The total depth of the side extension would be 5.35 metres and the width of the rear extension would be 8.6 metres at ground floor level and 6 metres at first floor level. The side extension would be set back from the principal elevation by 4.47 metres.
4. The two-storey element of the extension would have a dual pitched roof form with a gable end to the rear and one roof light window to the side. It would have a matching eaves height to the main roof and the ridge level would be set slightly below the main ridge line. The ground floor rear element would have a flat roof with a roof lantern on top.
5. The extension would include the insertion of bifold doors and a new window to the rear at ground floor level, as well as one window at ground floor level to the north west side. It would also include two new windows at first floor level to the rear. The extension would be finished with painted cement render and double roman interlocking tiles which would both match the existing house.

## **SITE AND SURROUNDINGS**

6. No. 36 Parkland Crescent is a semi-detached, two storey dwelling with a hipped, tiled roof. The house is constructed from off-white render with a gable feature at the front with a catslide roof. The property is accessed from the north eastern section of the crescent, along an open paved driveway, which leads to a detached outbuilding at the rear. To the front and rear there are grassed gardens that are bounded by a mix of fencing and mature vegetation.
7. The surrounding properties are similar in scale and design, with many having been extended to the rear. The character of the immediate area is spacious and verdant with the middle of the crescent having mature trees and the gaps in between houses prevalent.

## **RELEVANT PLANNING HISTORY:**

### Planning applications:

8. There is no relevant planning history for the application site, however, a recent application made on the adjoining neighbouring property, 34 Parkland Crescent, is considered to be of relevance to this case:

23/04052/FU - Part two storey, part single storey rear extension, new first floor side window, extended patio area and demolition of garage to rear – Approved 2023. This application granted planning permission for a similar proposal to that now before the Panel at the adjoining property.

### Pre-application enquiries:

9. None.

### Planning Enforcement cases:

10. None.

**CONSULTATION RESPONSES:**

Statutory Consultees:

11. None.

Non-Statutory Consultees:

12. None.

**PUBLIC/LOCAL RESPONSE:**

13. The application was publicised by means of Neighbour Notification Letters that were posted on 27<sup>th</sup> September 2023. The publicity period expired on 20<sup>th</sup> October 2023. No responses were received.

**PLANNING POLICIES:**

The Development Plan

14. As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004 this application has to be determined in accordance with the Development Plan unless material considerations indicate otherwise. For the purposes of decision making in relation to this application, the Development Plan currently comprises the adopted Local Development Framework Core Strategy (2019), those policies saved from the Leeds Unitary Development Plan (Review 2006), the Site Allocations Plan (2019), and the Natural Resources and Waste Development Plan Document (2013 and 2015).
15. The following policies from the Core Strategy are considered to be of most relevance to this development proposal:

**General Policy** – Sustainable Development and the NPPF

**P10** – Design

**P12** – Landscapes

**T2** – Highway safety

16. The following saved policies from the Unitary Development Plan are considered to be of most relevance to this development proposal:

**GP5** - Seeks to ensure that development proposals resolve detailed planning considerations, including amenity.

**BD6** - All alterations and extensions should respect the scale, form, detailing and materials of the original building.

17. There are no policies from the Site Allocations Plan which are considered to be of relevance to this development proposal.
18. The following policies from the Natural Resources and Waste Local DPD are considered to be of most relevance to this development proposal:

General Policy 1

Relevant Local Supplementary Planning Guidance/Documents

19. The most relevant local supplementary planning guidance (SPG), supplementary planning documents (SPD) are outlined below:

Householder Design Guide SPD (April 2012), which includes:

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

Transport SPD (February 2023)

#### National Planning Policy Framework

20. The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.
21. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise (section 38(6) Planning and Compulsory Purchase Act 2004). The NPPF is an important material consideration in planning decisions.
22. The following sections of the NPPF are most relevant for the purposes of determining this application:
- Paragraph 11 Presumption in favour of sustainable development
  - Paragraph 130 Need for good design which is sympathetic to local character and history
  - Paragraph 134 Planning permission should be refused for poor design

#### National Planning Practice Guidance

23. The Planning Practice Guidance (PPG) provides commentary on the application of policies within the NPPF. The PPG also provides guidance in relation to the imposition of planning conditions. It sets out that conditions should only be imposed where they are necessary; relevant to planning and to the development to be permitted; enforceable; precise and reasonable in all other respects.

#### **CLIMATE EMERGENCY:**

24. The Council declared a climate emergency on the 27<sup>th</sup> March 2019 in response to the UN's report on Climate Change.
25. 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.
26. As part of the Council's Best City Ambition, the Council seeks to deliver a low-carbon and affordable transport network, as well as protecting nature and enhancing habitats for wildlife. The Council's Development Plan includes a number of planning policies

which seek to meet this aim, as does the NPPF. These are material planning considerations in determining planning applications.

27. The proposal put forward for consideration does not trigger any of the relevant climate change policies included within the Core Strategy.

#### **PUBLIC SECTOR EQUALITY DUTY:**

28. The Equality Act 2010 requires local authorities to comply with the Public Sector Equality Duty. Taking into account all known factors and considerations, 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.
29. 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:**

30. The following main issues have been identified:
1. Character and design
  2. Impact on residential amenity
  3. Highways and parking

#### **APPRAISAL:**

##### 1. Character and design

31. Policy P10 of the Core Strategy states that proposals will be supported where the size, scale, design and layout of the development is appropriate to its context and respects the character and quality of surrounding buildings; the streets and spaces that make up the public realm and the wider locality. Core Strategy policy P12 seeks to conserve and enhance the character and quality of Leeds' townscapes and landscapes. Policy BD6 of the Unitary Development Plan sets out that extensions should respect the scale, form, detailing and materials of the original building.
32. Policy HDG1 of the Householder Design Guide SPD states that 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 details, (iii) architectural features, (iv) boundary treatments, and (v) materials.
33. The scale of the proposed extension would represent a significant addition to the host dwelling. However, the extension is considered to be of an acceptable scale in relation to the size and proportions of the host dwelling, with the majority of the bulk being situated to the rear of the dwelling, resulting in a lesser impact on the street scene. Within this context the scale and form of the extension is considered to represent a sympathetic rear and side addition.
34. The side element of the extension would be set back a considerable distance from the principal elevation, set away from the side boundary and the roof ridge would also be

slightly set down from the main ridge line. The width of the side projection would also be modest and would fall within the policy guidance contained within the Householder Design Guide, which states that side extensions should not be more than two thirds width of the original building.

35. The external materials proposed would match those present on the existing dwelling as well as those widely used within the immediate locality. It is proposed that the use of these materials, to match the existing, would be secured by way of a planning condition.
36. Overall, the design features outlined above would allow the extension to appear as a subservient and sympathetic addition to the host dwelling and thus the extension is not considered to result in any harm to the character and appearance of the locality.
37. As such, the proposal is acceptable in terms of character and design. The proposal will meet the wider aims of Core Strategy policies P10 and 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. Impact on residential amenity

38. Policy GP5 of the Unitary Development Plan notes that extensions should protect amenity and this advice is further expanded in policy HDG2 of the Householder Design Guide, which states that *“all development proposal 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.”*
39. The rear element of the extension would have a projection of 3.2 metres from the existing elevation at both ground and first floor levels. The first-floor element would be stepped away from the adjoined neighbouring boundary (at No. 34) by 3 metres. It is also acknowledged that the adjoined neighbouring property at No. 34 does benefit from planning permission for a similar type of extension, with a similar projection to the rear. However, even if this were not the case, the scale of the proposed extension to the rear is not considered to result in harm to No. 34 with regards to overshadowing or overdominance whether in relation to neighbouring windows or garden areas.
40. With regards to the side element of the extension, this would be full two storey along the entire length of the extension. A gap would be retained from the neighbouring boundary of No. 38 of between 0.9 and 1.6 metres. Given the angled nature of the road, the dwellings are also orientated at slight angles away from each other, which would further mitigate any impacts related to bulk and massing. The neighbouring side gable wall does have several windows within the elevation. The plans from a 2003 planning permission at the neighbouring site (30/164/03/FU) show these windows to serve a dining room and kitchen area and a small store at ground floor level and a bedroom, bathroom and staircase at first floor level. There will inevitably be some impact over these rooms in terms of overdominance/ a loss of outlook and overshadowing/ a loss of light but it is considered that the extension is positioned a sufficient distance away from these windows to prevent unreasonable impacts in these respects.
41. With regards to overlooking/loss of privacy, there would be no additional windows on the north west facing side elevation at first floor level and this is to be secured by way of planning condition to ensure it is retained without additional windows in the future. However there would be a new window at ground floor level and a new roof light

window within the roof slope. The new ground floor window would serve a bathroom but any overlooking impact would be mitigated by the existing boundary fence and the new rooflight window would be positioned at a high level above the internal floor level and would not result in any harm. There would be no new windows on the south eastern facing side elevation.

42. There would also be a new window and opening at ground and first floor level on the rear elevation. These would be located deeper into the rear garden due to the projection of the extension. The existing relationship between neighbouring gardens consists of a side by side, parallel layout where there is some existing overlooking. The new window and opening would not be considered to result in a detrimental increase in the level of overlooking and are considered to be acceptable.
43. With regards to levels of amenity space for the host dwelling, there would be some loss of garden due to the additional footprint of the extension. However, due to the size of the garden, it is considered that a sufficient level of private amenity space would be retained.
44. As such, the proposal is acceptable in terms of amenity impacts. The proposal will meet the wider aims of Core Strategy policy P10, saved UDP policy GP5, policy HDG2 of the Householder Design Guide SPD.

### 3. Highways and parking

45. 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, amenity issues, and highway safety concerns.
46. The proposal would not result in the loss of any existing hardstanding area currently used for off road parking, and therefore would not result in any loss of parking provision. There would also be no alterations made to the access arrangements to the site.
47. As such, the proposal is acceptable in terms of highways and parking. The proposal will meet the wider aims of Core Strategy policies P10 and T2, saved UDP policy GP5, and the guidance contained within the Householder Design Guide SPD, the Transport SPD, and the NPPF in these respects.

### **CONCLUSION:**

48. It is considered that the development is acceptable in design, amenity and highway terms. The proposal will also have wider benefits for the applicant in providing new living accommodation. The proposal is considered to be in-keeping with the relevant policies from the Development Plan and there are no material planning considerations which would weigh against the proposal.
49. In conclusion, taking into account 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 as set out at the beginning of this report.

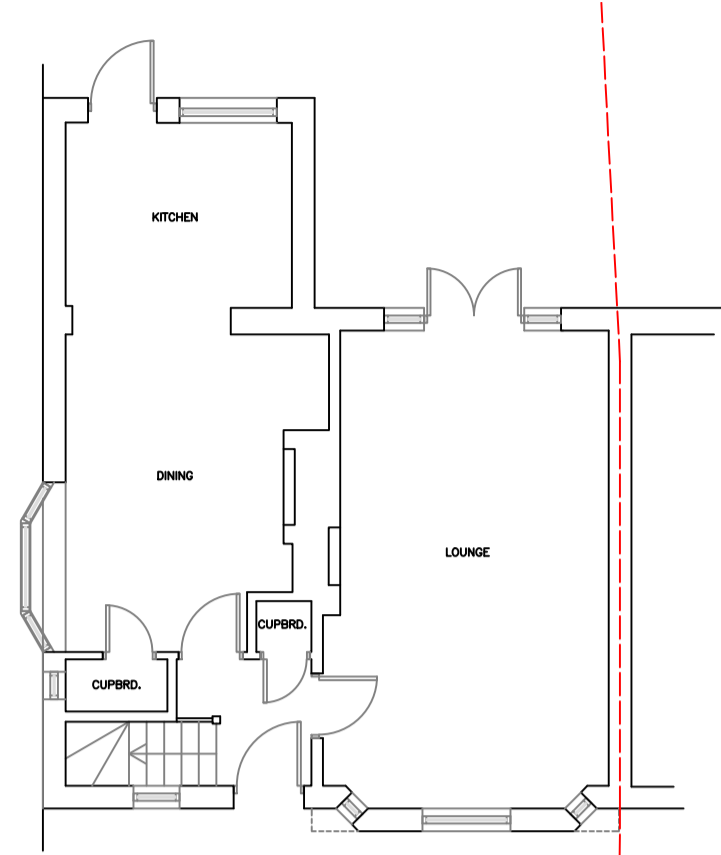
### **BACKGROUND PAPERS:**

Application file reference: 23/05807/FU  
Certificate of ownership: Signed by Agent David Cook

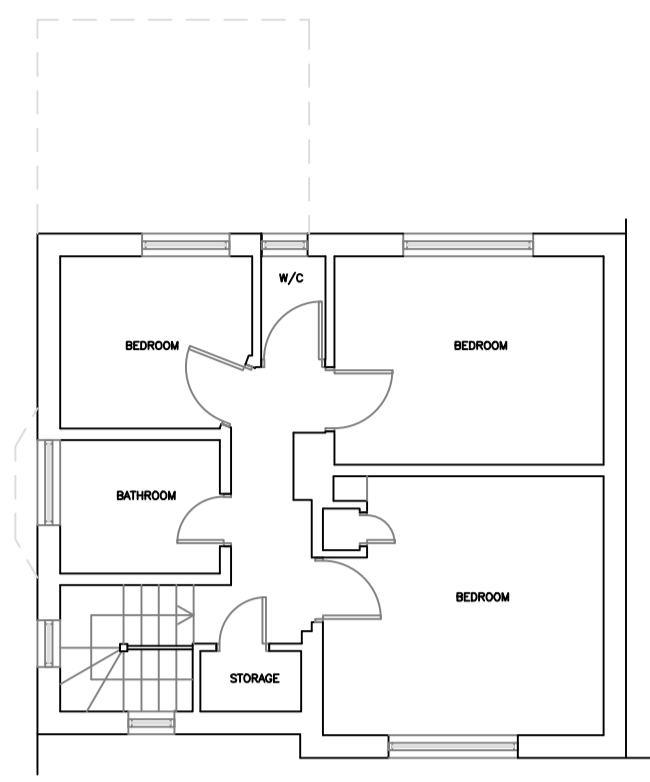


NOTES:  
 Sketch schemes may be based on plan information of unknown origin and are subject to Topographical survey, Geotechnical survey, Arboricultural and Ecological survey, Planning, Building Regulations, Highways and other Statutory Authorities.

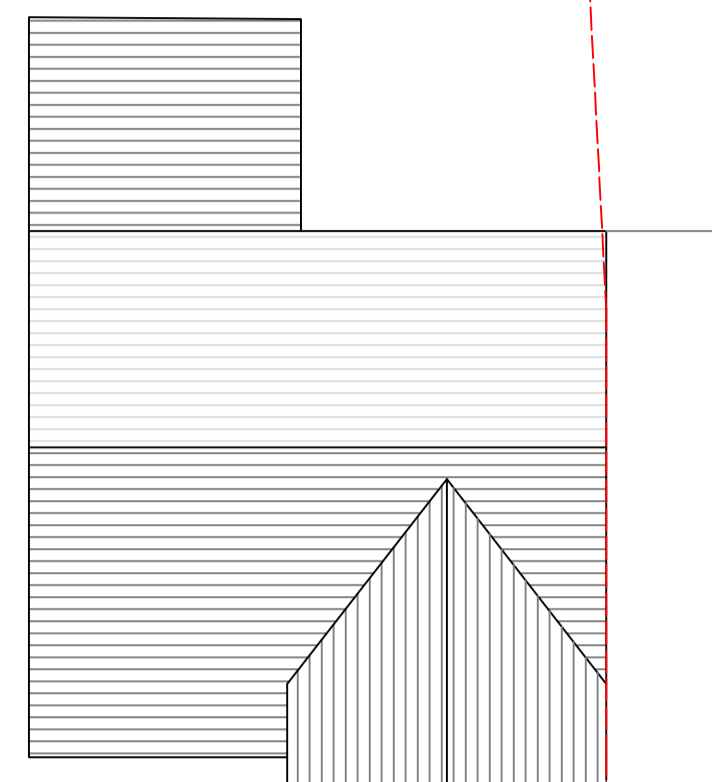
Structural Elements, including, but not limited to, steel beams, columns, steel and concrete lintels, foundations etc are strictly to structural engineers design and calculation.



EXISTING GROUND FLOOR PLAN



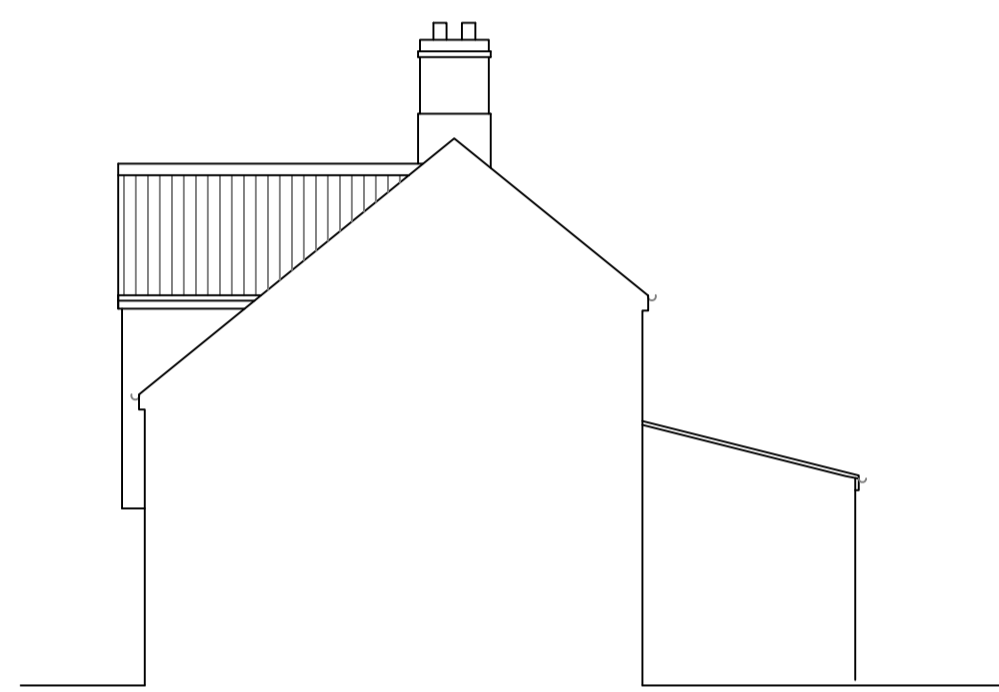
EXISTING FIRST FLOOR PLAN



EXISTING ROOF PLAN



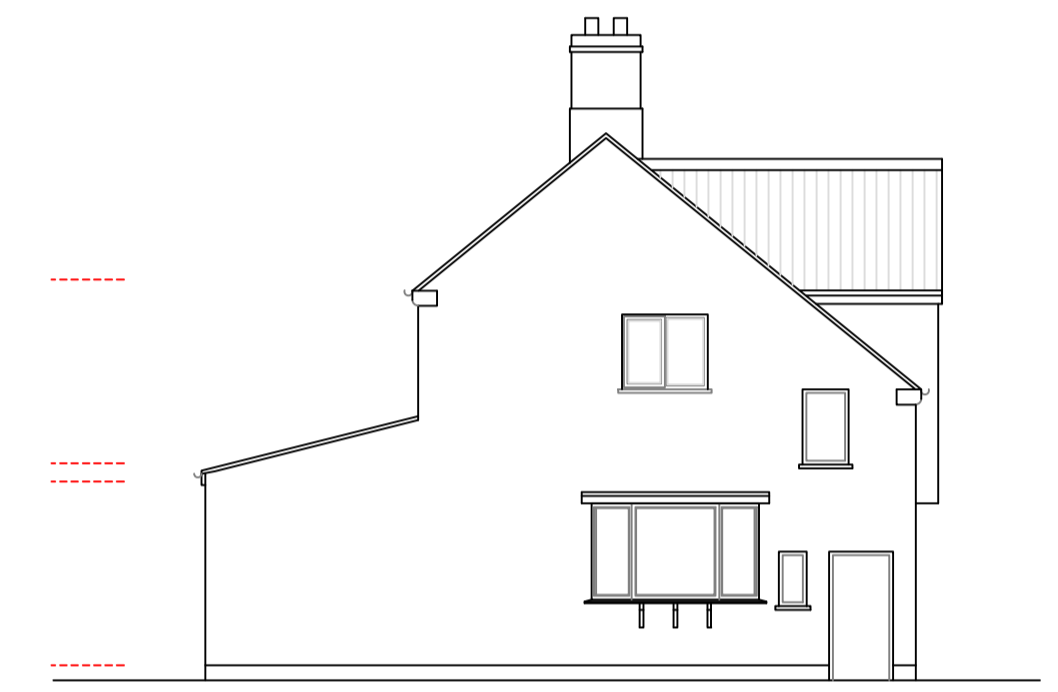
EXISTING NORTH ELEVATION



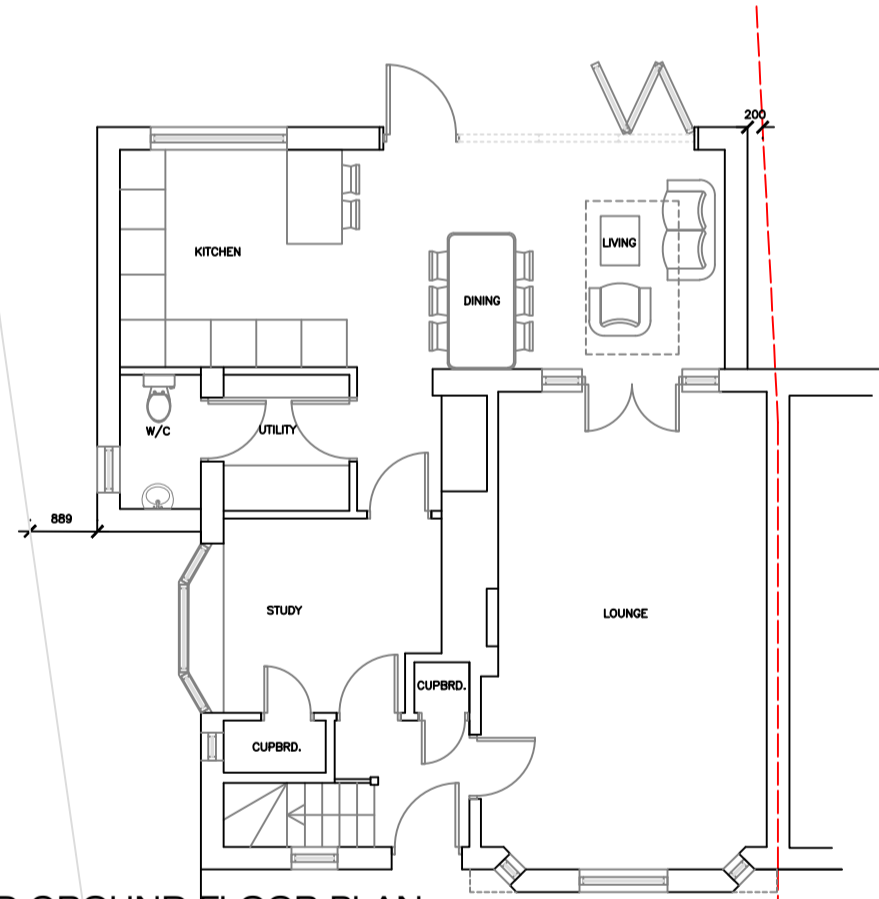
EXISTING EAST ELEVATION



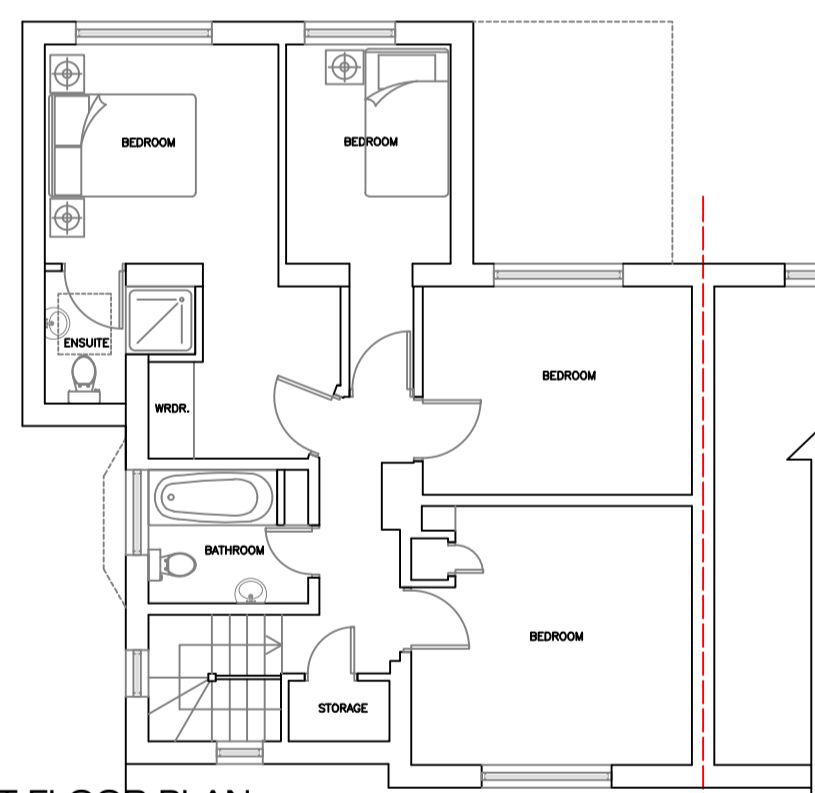
EXISTING SOUTH ELEVATION



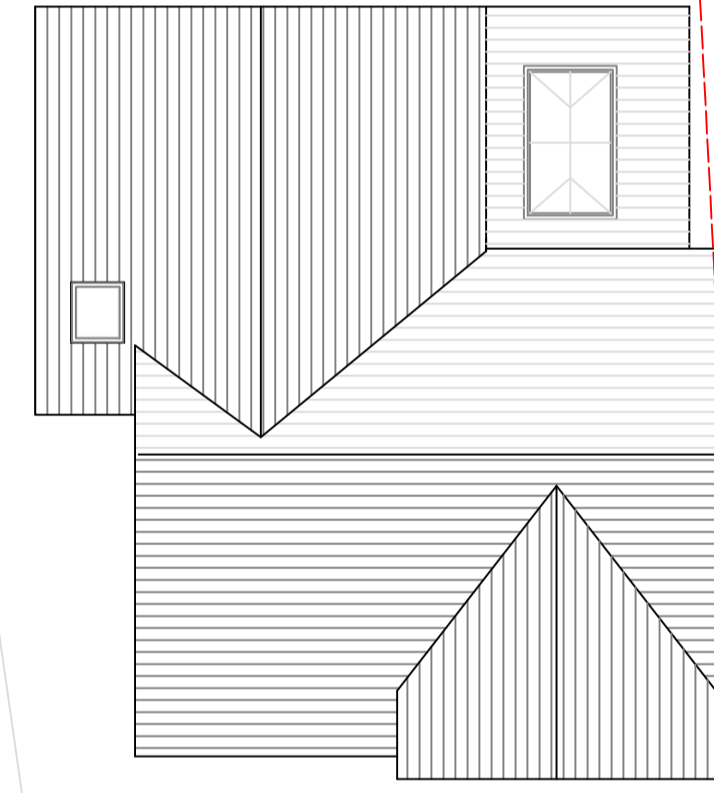
EXISTING WEST ELEVATION



PROPOSED GROUND FLOOR PLAN



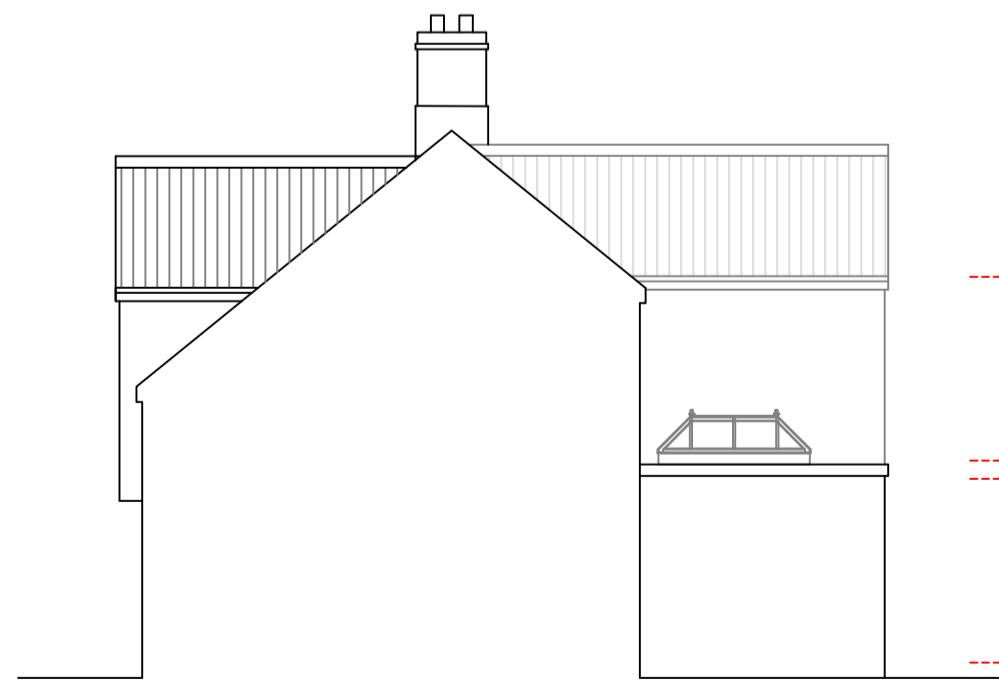
PROPOSED FIRST FLOOR PLAN



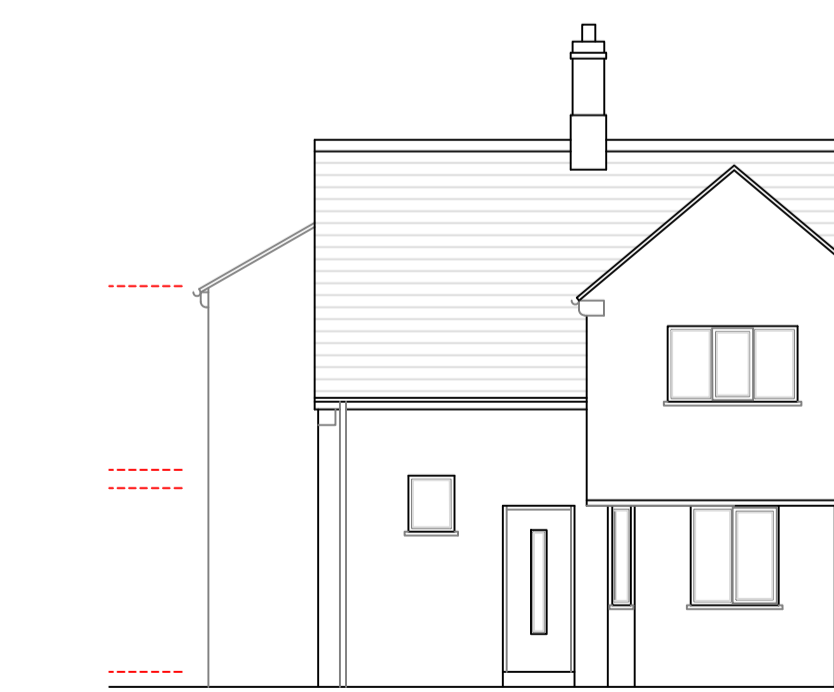
PROPOSED ROOF PLAN



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION

Rev	Date	Description	Initial
D	27.09.23	Existing East elevation added.	CDC
C	13.09.23	Amendments per clients' request.	CDC
B	06.09.23	Amendments per clients' request.	CDC
A	01.09.23	Amendments to floor plans.	CDC

**CRL** architects

Maple Lodge  
 Woodhouse Cliff, Leeds  
 LS6 2HF  
 Tel: 0113 274 2511  
 Email: crlarchitects@btconnect.com

Status: Planning

Project: 35 Pardand Crescent, Moortown, Leeds  
 LS6 4PR

Title: Existing & Proposed Plans and Elevations

Scale: 1:100 @ A1  
 Drawn by: CDC

Client: J. Ashton  
 Checked by: DMC

Job No: 2995  
 Drawing No: 004

Revision: D  
 Date: 07.2023

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23/05807/FU

# NORTH AND EAST PLANS PANEL

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

SCALE : 1/2500

10





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# PLANS PANEL PRESENTATION

SCALE 1:2500

