



Report of the Chief Planning Officer

SOUTH AND WEST PLANS PANEL

Date: 11th January 2024

Subject: 23/06479/FU – First floor extension to side and rear, at 13 Farfield Avenue, Farsley, Pudsey, LS28 5HD

AGENT
Marion Cole

DATE VALID
25th October 2023

TARGET DATE
20th December 2023

Electoral Wards Affected:

Calverley & Farsley

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 in line with approved plans
3. Walling and roof materials to match the existing
4. No windows to be installed to the East side elevation

INTRODUCTION

1. This application is brought to Plans Panel as the application has been submitted in a personal capacity, by or on behalf of Members, Directors or any other officer who carries out development management functions.

PROPOSAL

2. The application seeks full planning permission for a first-floor, side/rear extension which sits above part of the existing single storey side/rear extension currently in place.

3. The proposed extension affords a hipped roof form, to the side and rear. The side element is set down from the ridge of the original house by 0.85m, with a height of 5.28m to the eaves and 6.7m to the ridge when measured from the highest point of ground level. The rear element affords a height of 6.8m to the eaves, and 8.7m to the ridge, which takes account of the sites level changes. The construction materials proposed are brick and render to match the existing house, with concrete roof tiles, again matching those existing. Windows are all UPVC framed, and of a size which mirrors existing windows within the property.
4. The proposed extension will be set 0.9m away from the common boundary with No.11 Farfield Avenue, and 2.1m to the boundary with the adjoining property No.15 Farfield Avenue.
5. A door is proposed to remain within the front elevation at ground floor, as existing, with the first floor front elevation accommodating a window. The rear elevation has four windows proposed, two to each floor. The west side elevation is proposed to retain a door to the ground floor, and the east side elevation is black, with no window or doors proposed to be installed.

SITE AND SURROUNDINGS

6. The application site relates to a part brick, part rendered semidetached house, with a hipped roof, located in Farsley. The property is set back from the highway which is located to the north, and it affords a driveway to the front, and private garden area to the rear. The property affords a single storey wrap around side/rear extension at present. The property is set at a higher ground level than the adjacent property at No.11 given the topography of the street. The application site also slopes from north to south, causing the rear elevation to be higher than its frontage. This topographical feature is consistent among neighbouring properties. Across the rear boundary are further residential dwellings. The site is not within a conservation area, nor is it listed and there are no tree preservation orders on or abutting the site.

RELEVANT PLANNING HISTORY

7. 10/01985/FU
1.9m high decking area with 1.3m high balustrade to rear - Approved

12/02288/FU
Single storey side and rear extension with storeroom at lower ground level and raised platform to rear - Approved

PUBLIC/LOCAL RESPONSE

8. The application was publicised by means of Neighbour Notification Letters (NNL) that were posted on the 3rd of November 2023. The publicity period expired on the 26th of November 2023. No responses were 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 and 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) and any made neighbourhood plan.
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 T2 – Accessibility requirements and new development
13. 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. Transport SPD. Sets out parking requirements for residential development.
16. Sustainable Design and Construction SPD: Building for Tomorrow, Today (August 2012 with June 2020 update note)

National Planning Policy

17. The National Planning Policy Framework (NPPF 2023) 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.
18. The introduction of the NPPF has not changed the legal requirement that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The policy guidance in Annex 1 to the NPPF is that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the policies in the

plan to the policies in the NPPF, the greater the weight they may be given. The provisions within the NPPF are given further articulation and practical consideration in the National Planning Practice Guidance (NPPG).

19. Relevant national policy in the NPPF includes:

- Paragraph 12 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
- Paragraph 134 Planning permission should be refused for poor design
- Paragraph 174 Planning decisions should contribute to and enhance the natural and local environment

MAIN ISSUES

20. The following main issues have been identified:

- Impact on Visual Amenity and Street Scene
- Impact on Residential Amenity:
- Impact on Highway Safety:
- Recommendation To Panel

APPRAISAL

Impact on visual amenity and street scene:

21. The proposal is for a first-floor side/rear extension which sits above part of the existing single storey side/rear extension currently in place.
22. Leeds Householder Design Guide advises that two storey side extensions should be set back 2m at first floor, project no more than two thirds the width of the original house and be set in from the boundary 1m. This is in order to ensure the extension remains subservient, and proportionate, whilst also preventing terracing. In this instance, the two-storey side element affords a setback of 5.5m, well over the 2m guidance, which has allowed for a considerable set down from the original ridge, approx. 0.85m. and it accommodates a hipped roof to match the existing house.
23. The two-storey side element has a width of 1.8m, which is well under two thirds the width of the original house and is compliant with guidance, being a proportionate scale. It is set in from the boundary with No.11 Farfield Avenue, 0.9m which is less than guidance by 0.1m. It is however considered that the set back from the front, dropped ridge, modest width, and stepped levels between sites, provides sufficient mitigation to prevent terracing.
24. All detailing and materials match that existing, being brick and render to respond appropriately to the original house.
25. In terms of the two-storey rear element, given its position, it will be hidden from the public domain, screened by the existing property, and therefore has no impact on the streetscape. It has a modest projection beyond the rear elevation of approx. 3m, with a height to the eaves of 6.8m and ridge 8.7m, set down 0.45m from the existing ridge. It

affords a hipped roof, moving the massing away from boundaries, whilst mirroring the shape and form of the existing roof. All materials and detailing, again, mirror those existing. As such, the two-storey rear element is considered a proportionate and subservient addition, not harmful to the character of the property or streetscape.

26. The development is therefore considered to be compliant with the general design principals contained within Leeds Householder Design Guide, policy HDG1 of the Householder Design Guide, saved policies GP5, BD6 of the UDP, policy P10 of the Core Strategy and with the aims and intentions of the NPPF.

Impact on Residential Amenity:

27. According to the Leeds Householder Design Guide, two-storey rear extensions are allowed to project 1m past the rear elevation of the neighbour's property, plus the distance to the boundary, to prevent overdominance and overshadowing. Similarly, for two storey side extensions the Leeds Householder Design Guide seeks a distance of 1m to the common boundary.
28. In this case, the extension would be situated 0.9m from the shared boundary with No.11, which is located to the east and at a lower ground level, projecting 3m past their original rear elevation—exceeding the guidance by 1.1m. No.11 however has a single-storey rear extension, and the proposed development aligns with this, and the development is separated from the neighbouring garden by No.11's 3m-wide existing driveway. The extension also has a significant set down, coupled with a hipped roof form, shifting the massing away from common boundaries, reducing its overall scale.
29. Considering these factors, there is sufficient mitigation to prevent significant harmful overdominance to No.11 and the development is therefore acceptable in this regard.
29. Similarly, the development is not considered to lead to significant harmful overdominance to No.15 Farfield Avenue, given its modest projection of 3m with a distance of 2.1m retained to the common boundary, and its roof form, set down, and hipped away from No.15, to help reduce its overall massing.
30. The development is located to the west of No.11 Farfield Avenue, and as such, given the orientation, the development may present some overshadowing, however this would primarily be over their driveway, which sits on the common boundary, rather than private garden areas or primary windows. As such, the development is not considered to lead to significantly harmful overshadowing to No.11 Farfield Avenue.
31. The development affords a proportionate projection beyond the rear elevation and is a suitable distance away from the common boundary with the adjoining property No.15 to also prevent harmful overshadowing.
32. Windows are positioned within the front and rear elevations only, affording views out over the hosts own garden area and as such present little harm in terms of overlooking. It is considered appropriate should the application be granted, to restrict the installation of windows to the east elevation facing No.11 Farfield Avenue, in order to prevent the perception of overlooking.
33. The development is approx. 18.84m from the rear boundary of the site, which is considered acceptable in preventing overdominance, overshadowing or overlooking to the residents across the southern boundary.
34. Subject to condition, the development is considered acceptable and compliant with

policy P10 of the Core Strategy, saved UDP policy GP5, Leeds Householders Design Guide, and the NPPF.

Parking and Highway Safety

35. 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.
36. The development does not interfere with existing parking arrangements and is compliant with policy T2 of the Core Strategy, guidance contained within Leeds Householders Design Guide, Leeds Street Design Guide and the NPPF.

Representations

37. No representations have been received.

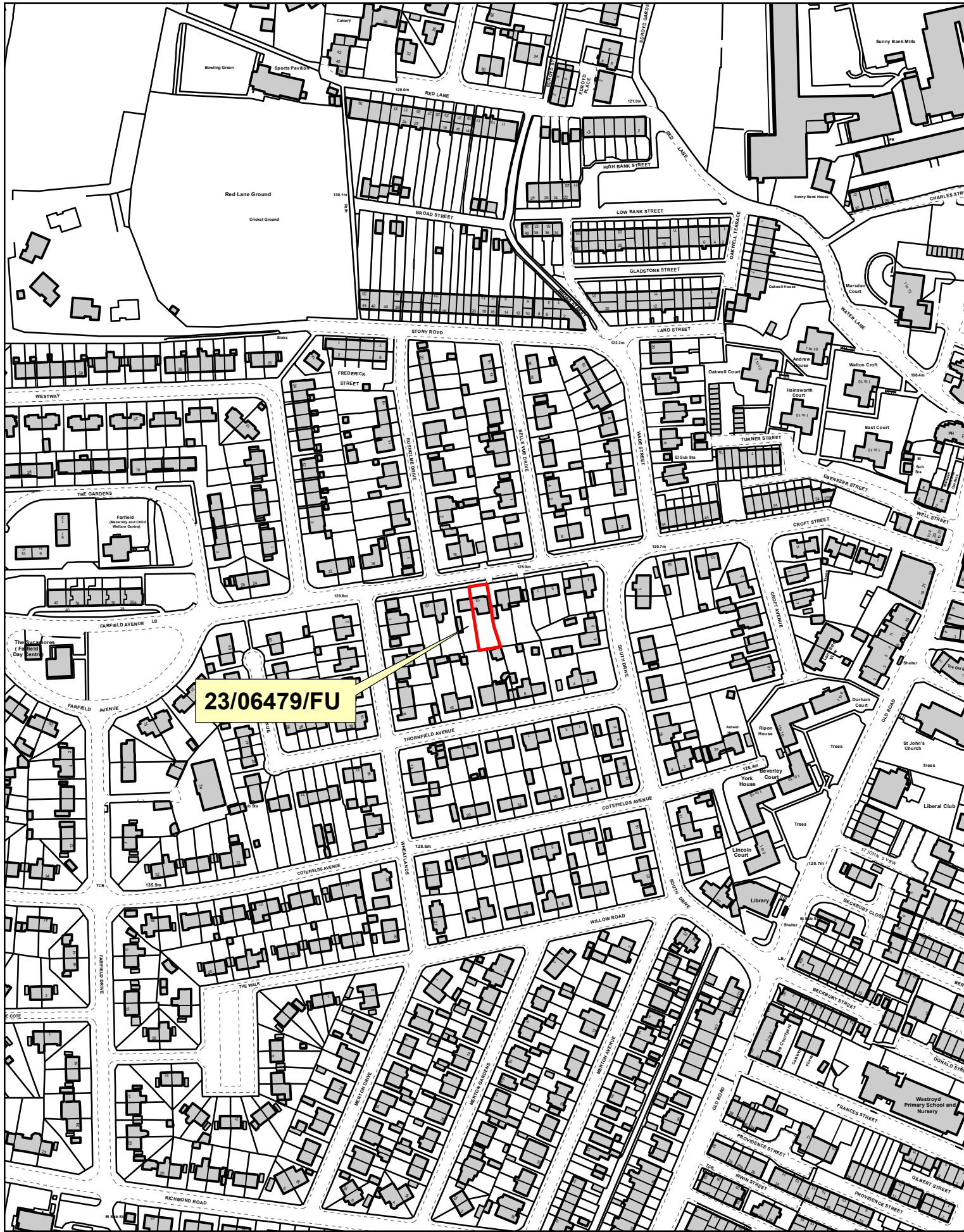
CONCLUSIONS

38. The proposal will provide for new living space for the benefit of the occupiers of the property. The proposal is not considered to lead to significant harm in terms of visual or residential amenity, nor would it impact on highway safety as outlined within the above appraisal. 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 23/06479/FU

Ownership certificate: Signed on behalf of the Applicant, by the Agent Marion Cole.



23/06479/FU

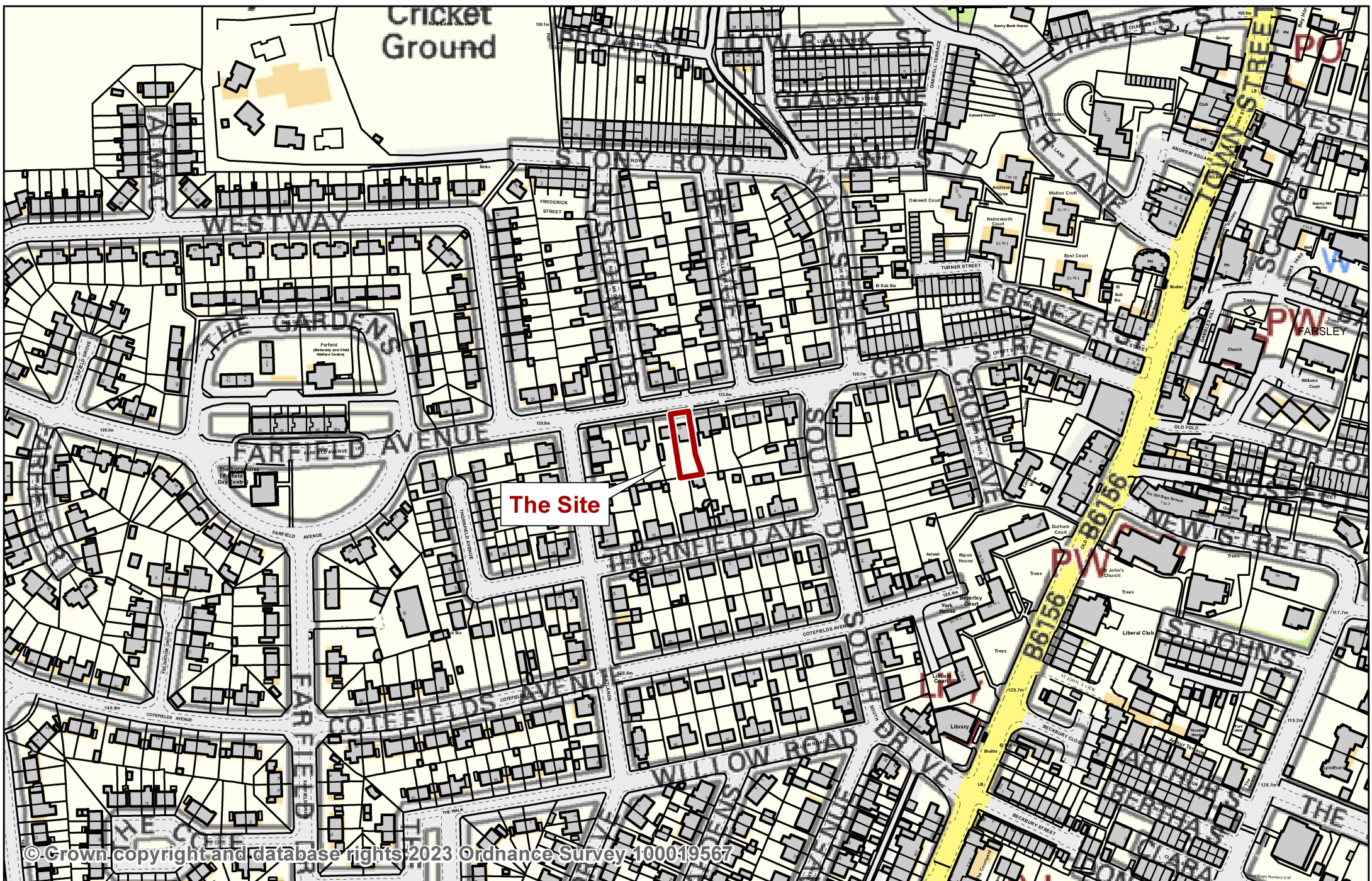
SOUTH AND WEST PLANS PANEL

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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



