



NORTH AND EAST PLANS PANEL

Meeting to be held REMOTELY on
Thursday, 18th March, 2021
at 1.30 pm

MEMBERSHIP

Councillors

D Collins
D Jenkins
E Nash
K Ritchie (Chair)
N Sharpe
M Midgley
T Smith
B Anderson
G Almass

Note to observers of the meeting: To remotely observe this meeting, please click on the 'View the Meeting Recording' link which will feature on the meeting's webpage (linked below) ahead of the meeting. The webcast will become available at the commencement of the meeting.

<http://democracy.leeds.gov.uk/ieListDocuments.aspx?CId=949&MId=10072&Ver=4>

Agenda compiled by:
Debbie Oldham
Governance Services
Civic Hall

A G E N D A

Item No	Ward	Item Not Open		Page No
1			<p>APPEALS AGAINST REFUSAL OF INSPECTION OF DOCUMENTS</p> <p>To consider any appeals in accordance with Procedure Rule 15.2 of the Access to Information Rules (in the event of an Appeal the press and public will be excluded)</p> <p>(*In accordance with Procedure Rule 15.2, written notice of an appeal must be received by the Head of Governance Services at least 24 hours before the meeting)</p>	
2			<p>EXEMPT INFORMATION - POSSIBLE EXCLUSION OF THE PRESS AND PUBLIC</p> <p>1 To highlight reports or appendices which officers have identified as containing exempt information, and where officers consider that the public interest in maintaining the exemption outweighs the public interest in disclosing the information, for the reasons outlined in the report.</p> <p>2 To consider whether or not to accept the officers recommendation in respect of the above information.</p> <p>3 If so, to formally pass the following resolution:-</p> <p>RESOLVED – That the press and public be excluded from the meeting during consideration of the following parts of the agenda designated as containing exempt information on the grounds that it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the press and public were present there would be disclosure to them of exempt information, as follows:-</p>	

Item No	Ward	Item Not Open		Page No
3			<p>LATE ITEMS</p> <p>To identify items which have been admitted to the agenda by the Chair for consideration</p> <p>(The special circumstances shall be specified in the minutes)</p>	
4			<p>DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS</p> <p>To disclose or draw attention to any disclosable pecuniary interests for the purposes of Section 31 of the Localism Act 2011 and paragraphs 13-16 of the Members' Code of Conduct.</p>	
5			<p>APOLOGIES FOR ABSENCE</p>	
6			<p>MINUTES - 18TH FEBRUARY 2021</p> <p>To receive the minutes of the meeting held on 18th February 2021, to approve as a correct record.</p>	7 - 16
7	Kippax and Methley		<p>20/05669/RM – APPLICATION FOR RESERVED MATTERS APPROVAL (APPEARANCE, LANDSCAPING, LAYOUT, AND SCALE) FOR 163 DWELLINGS PURSUANT TO PLANNING PERMISSION 15/05484/OT AT LAND OFF CHURCH LANE, MICKELFIELD, LEEDS.</p> <p>The report of the Chief Planning Officer sets out an application for reserved matters approval (appearance, landscaping, layout, and scale) for 163 dwellings pursuant to planning permission 15/05484/OT at Land off Church Lane, Mickelfield, Leeds.</p> <p>(Report attached)</p>	17 - 42

Item No	Ward	Item Not Open		Page No
8	Chapel Allerton		<p>20/07883/FU- CHANGE OF USE FROM DWELLING TO 5 BED HOUSE IN MULTIPLE OCCUPATION (C4) AT 41 SPENCER PLACE, CHAPELTOWN, LEEDS, LS7 4DQ</p> <p>The report of the Chief Officer presents an application for the change of use from dwelling to 5 bed House in Multiple Occupation (C4) at 41 Spencer Place, Chapeltown, Leeds, LS7 4DQ</p> <p>(Report attached)</p>	43 - 54
9	Alwoodley		<p>20/07613/FU– SINGLE STOREY FRONT EXTENSION AND SINGLE STOREY REAR EXTENSION WITH PATIO AREA AT 141 ALWOODLEY LANE, ALWOODLEY, LEEDS, LS17 7PG</p> <p>The report of the Chief Planning Officer requests Members consideration on an application for a single storey front extension and single storey rear extension with patio area at 141 Alwoodley Lane, Alwoodley, Leeds, LS17 7PG</p> <p>(Report attached)</p>	55 - 64
10			<p>DATE AND TIME OF NEXT MEETING</p> <p>The Next meeting of North and East Plans Panel will be on Thursday 15th April 2021, at 1:30pm.</p>	
2				
a)				
b)				

Third Party Recording

Recording of this meeting is allowed to enable those not present to see or hear the proceedings either as they take place (or later) and to enable the reporting of those proceedings. A copy of the recording protocol is available from the contacts named on the front of this agenda.

Use of Recordings by Third Parties– code of practice

Item No	Ward	Item Not Open		Page No
a)			Any published recording should be accompanied by a statement of when and where the recording was made, the context of the discussion that took place, and a clear identification of the main speakers and their role or title.	
b)			Those making recordings must not edit the recording in a way that could lead to misinterpretation or misrepresentation of the proceedings or comments made by attendees. In particular there should be no internal editing of published extracts; recordings may start at any point and end at any point but the material between those points must be complete.	

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NORTH AND EAST PLANS PANEL

THURSDAY, 18TH FEBRUARY, 2021

PRESENT: Councillor K Ritchie in the Chair

Councillors D Collins, D Jenkins, E Nash,
N Sharpe, M Midgley, T Smith, B Anderson
and G Almass

57 Appeals Against Refusal of Inspection of Documents

There were no appeals against refusal of inspection of documents.

58 Exempt Information - Possible Exclusion of the Press and Public

There were no exempt items.

59 Late Items

There were no late items.

60 Declarations of Disclosable Pecuniary Interests

There were no declarations of disclosable pecuniary interests.

61 Apologies for Absence

There were no apologies.

The Chair was made aware the Cllr Anderson had indicated that he would leave the meeting at 16:00.

62 Minutes - 21st January 2021

RESOLVED – That the minutes of 21st January 2021, be approved as a correct record.

63 Application - 20/03519/FU and 20/03520/LI - Demolition of the Nave and Aisles of the church, replaced with a six story extension; the Chancel, Transept and Altar areas will be retained and restored to contain 62 no. apartments. The Presbytery will also be demolished and replaced with a 5 storey apartment block of 113 no. apartments (total residential development comprising of 175 units); Other works including new access, proposed EVCP parking, cycle storage and landscaping works at Mount St Marys Church, Church Road, Richmond Hill, Leeds, LS9 8LA.

The report of the Chief Planning Officer set out an application for the demolition of the Nave and Aisles of the church, to be replaced with a six story extension; the Chancel, Transept and Altar areas to be retained and restored to contain 62 no. apartments. The Presbytery would also be demolished and replaced with a 5 storey apartment block of 113 no. apartments (total residential development comprising of 175 units); other works include a new access, proposed EVCP parking, cycle storage and landscaping works at Mount St Marys Church, Church Road, Richmond Hill, Leeds, LS9 8LA.

Slides and photographs were shown throughout the presentation by officers.

Members were informed of the following points:

- This application had been presented as a position statement at the Panel meeting on 3rd December 2020;
- The application site has had a number of previously approved planning permissions for the residential re-development of the site which are similar to that proposed now. None of these had been implemented and all have since expired. The last permissions expired in September 2014;
- The building has not been occupied since 1989 and is currently in a state of disrepair;
- The site is close to residential properties on Richmond Hill Approach and Richmond Hill Close and is close to St Mary's School;
- The applications proposed to redevelop the Mount St Mary's Church (Grade II* listed) and Presbytery (Grade II listed) site to provide a residential development comprising of 175 apartments in two buildings, including 62 residential units within the existing and extended church, and 113 residential units within the proposed separate apartment block. The units would be 1,2 and 3 bedroom units;
- Materials for the extension to the church were proposed to be a metal (bronze coloured) cladding system. The 5 storey, flat roofed residential block is proposed as grey/silver cladding as well as white render, buff brick;
- Proposal for 138 cycle parking spaces, and 51 standard car parking spaces with Electric Vehicle (EV) charging, 3 disabled parking spaces with EV charging, and 2 car club spaces with EV charging are shown with vehicular access provided direct from Richmond Hill Approach;
- The site would be landscaped with a pedestrian link to the city centre which would see the reinstating of the existing Public Right of Way (PROW);
- The developers proposed no contributions to affordable housing or public open space. A financial appraisal from the District Valuer was appended to the report. It was noted that previous discussions at Panel had sought for possible inclusion of a viability review clause such that contributions could be sought if the viability situation altered and this had been included in the conditions outlined within the report with a 3 phase review process proposed. The District Valuer - Brian Maguire, was in attendance at the meeting;

- Discussions had taken place with the applicant and the Ward Members should the viability clause come into effect as to what the Ward Members would want prioritising;
- It was noted that the housing mix proposed did not fit with the housing needs of the area. However, it was advised that if the developer was to achieve a viable and deliverable scheme the proposal for 1,2, and 3 bed apartments was the most viable option;
- It was noted that an objector was in attendance at the meeting who had raised concerns that the new apartment block would have a significant impact on her property, located on Richmond Hill Close. Members were advised that the apartment block and the current residential properties had 18 metres between them which exceeded the measurements stated as guidelines to ensure appropriate residential amenity. It was also noted that this distancing is the same as in the previous permissions which were approved;
- Members were advised that the residential properties are sited to the north east of the proposed apartment block and may cause some overshadowing during the late afternoon and in early evening;
- The PROW falls outside the application site. It was noted that the path leads into the city centre and has been in existence since 1888, it would be accessed by steep steps from the development. There are also other access points south west of the development site for disabled users.

Ms Julia McHale an objector to the application informed the Plans Panel of the following concerns that she had:

- She had lived at her property for 32 years on Richmond Hill Close which would look onto the rear of the proposed new apartment block. She had concerns that the new block would take away her privacy and right to light and also undermine air quality;
- She also raised concerns that the height of the proposed apartment block would cause an issue with wind. She said that this area in Richmond Hill, being located high, already suffered when it was windy;
- Ms McHale was of the view that saving the church was a good idea, however, there was already a number of flats in Burmantofts with plans for more to be built nearby. It was her view that there was a need for more family homes in the area, creation of a neighbourhood / community and a need for more green space;
- She said that the houses that her and her neighbours lived in did not have big windows and that the loss of light would affect residents wellbeing;
- In addition, Ms McHale was concerned that the existing value of homes in the area would be adversely affected if the development went ahead;
- Ms McHale said that the area does not feel like it is located on the edge of the city centre, there was a good community-feel and it was a quiet street, but she had concerns that the development would increase traffic on the road and also thereby increase night time noise;

- She also raised concern that not only was the proposed apartment block 5 storeys high but was also the length of the church.

In response to questions from Members, Ms McHale provided the following information:

- Flats would not enhance the area;
- There had been no contact from the developers directly but she had voiced her opinions when able to;
- From her property she would only be able to see a brick wall, she was of the view that a 2 storey block would be better. Her concerns were that a high building in this location would cause a wind tunnel;
- Ms McHale said that keeping and repairing the church would mean a lot to the people of Richmond Hill;
- She noted though that developers are not just proposing this development to ensure the church is 'saved', but will be making a profit and that this meant they were not providing the appropriate housing on the site (focusing on provision of apartments) as there is a wish to make money from the development.

Mark Henderson the applicant informed the Members of the following points:

- Mount St Mary's was a challenging site, but an important one. This area needs investment that leads back to the city centre and also so as to enable the church to be brought back into a good state of repair;
- The site has laid dormant for several years and could be a valuable housing asset;
- Consultation had taken place with a number of representative bodies including Historic England, LCC's Conservation Team and Leeds Civic Trust.
- These consultations (and the previous presentation of the Position Statement at Panel) had raised a number of points of concern and consideration, which the applicant felt had been appropriately responded to subsequently;
- The PROW would provide an access to the site;
- The plans, while being similar to the two previous, successful planning permissions, had been amended a number of times and included the retention of the Chancel. He was of the view that if the proposal was not approved there would be a risk to the church which was in a bad state of repair;
- The extension to the church has been designed to be sympathetic, but also aesthetically striking so as to reflect the church's important focus point on the Leeds skyline;
- Mr Henderson had noted the concerns raised by Ms McHale in relation to wind but said that they had not been asked to provide a wind study for this development.

Member's discussions included:

- The proposed materials to be used for the development, including reassurance that the cladding to be used was non-flammable and within current legislation;

- Amenity distance between the development site and the residential properties;
- Configuration of parking spaces and landscaping;
- Amenity space for future residents of the development and efforts to ensure that the maximum amount has been provided on-site with considerable consideration going into how this can be provided, appropriately landscaped etc.;
- Maintenance of the (approximately 2.5m high) wall between the residential properties and the proposed development;
- Suggested that the apartment block be moved closer to the church to provide more amenity space, but balancing this against providing sufficient amenity space between the church and the new-build for residents;
- Wind tunnel issues but that the storey-level proposed for this development is not such that a wind assessment (and subsequent peer review) would have been expected.

The Panel were advised that the site would not be viable if there was instead to be built a two storey apartment block or build houses on the site as this lesser volume of residential units would not provide enough monetary profit to restore the church.

The District Valuer, Brian Maguire, explained that as part of his appraisal he had to assess the viability of the site and assess whether the valuations put forward by a developer / applicant were fair and reasonable. He had reviewed a number of scenarios which had been submitted and this was a challenging site. In every scenario proposed, the developer lost money. It was his view that the worst case scenario would be that the developers would lose £7m and the best case would be a loss of £1m. The appraisal had been provided in consultation with other independent consultants employed by the Council, but all were in agreement that there would be significant losses in all scenarios.

It was noted that there would be a significant cost to retaining the Chancel and these were to be regarded as abnormal costs. The creation of apartments and communal space does make the site more viable but does not sufficient to provide affordable housing or other S106 contribution costs.

Responding to a question in relation to approaching charitable organisations for contributions, the Panel were advised that organisations would not start talks until there was planning approval and construction details in place.

Officers responded to Members questions with the following information:

- Confirmed that the steps leading to the PROW were outside the red line boundary. It was recognised that the steps are steep and not easy to walk up. The Panel noted that there was no further work proposed to the steps. The Panel were advised that if the steps were dangerous this would be picked up by Building Control and direction would be taken from PROW to undertake remedial works;

- Officers were of the view that there was not much scope to move the apartment block, though some thought could be given to reconfiguration of the car parking area and interspersing with landscaping so as to aid filtering and reduce the 'sense' of density;
- The apartment block is not considered to be a tall building and therefore did not fit the criteria for a wind study;
- It was noted that the species of trees and shrubs to be planted as part of the landscape would need to be selected with care so as not to impact on space and residential properties either for proposed future residents of the development OR on the other side of the wall and existing residents' amenity;
- Officers will make checks on who owns the wall but it was believed that it belonged to the applicant and therefore would fall (in maintenance terms) within the proposed condition relating to ongoing site maintenance / management.

RESOLVED - To defer and delegate grant of planning permission and listed building consent to the Chief Planning Officer for approval subject to the conditions specified in the report (and amendment of the same or addition of any that the Chief Planning Officer deems necessary), and the completion of a Section 106 Agreement pursuant to the planning permission, which will comprise the 3 phase Viability Review Clause as specified in the report.

In addition:

- A clause is to be added to the Sec.106 Agreement to require details of and the implementation of a delivery plan.
- Conditions to be added to the planning permission to require details of a scheme in respect of and compliance with Core Strategy policies EN1 and EN2.
- Officers to contact PRow in respect of the existing steps that form part of the public footpath that is to be opened up and whether they are safe to use and who is responsible for any remedial work and maintenance.
- Officers to seek clarification over ownership and maintenance responsibility for wall between application site and rear gardens of properties of Richmond Hill Close.
- Cleaning of existing stone work to retained part of Church to be considered as part of restoration works.

Cllr Barry Anderson left the meeting at 15:20, the conclusion of this item.

64 20/04141/OT - Outline application for residential development of 23 dwellings (details of access, appearance, layout and scale submitted, landscaping reserved), including provision of a new access onto Killingbeck Bridge at Land Off York Road, Killingbeck Bridge And Selby Road, Leeds LS14 6AU.

The report of the Chief Planning Officer set out an application for an outline application for residential development of 23 dwellings (details of access,

Draft minutes to be approved at the meeting
to be held on Thursday, 18th March, 2021

appearance, layout and scale submitted, landscaping reserved), including provision of a new access onto Killingbeck Bridge at Land Off York Road, Killingbeck Bridge And Selby Road, Leeds LS14 6AU.

Slides and photographs were shown to the Panel throughout the presentation by officers.

Members were informed of the following points:

- This is a brownfield site and was formally the Highways depot;
- The site has been cleared of trees which had self-seeded and also some trees have been removed on the periphery of the site;
- It was noted that the bollards that close off access to Killingbeck Bridge are to remain;
- The Panel were advised that a previous application had not been approved as it was the view that the site was being overdeveloped;
- The current application would see 23 units developed on the site;
- Discussions had taken place with Ward Members about access to the site. It was noted that Ward Councillor Dye had raised an objection in relation to access from Diadem Drive and issues of noise. Members were advised that there may be an opportunity to look at access though the site of the Highways flats which are due to be demolished. At this time there is no specified date for the demolition and there are still residents living in the flats. It was thought to be appropriate that access could be off Killingbeck Bridge;
- It is proposed that there will be sufficient parking spaces for future residents and for their visitors;
- There is to be no affordable housing on this site or a financial contribution towards off-site greenspace. An assessment by the District Valuer of the submitted viability appraisal supported the conclusion that the development could not stand the costs associated with these planning policy requirements;
- The proposal is for a modern housing type which would work well in the character of the area and would be an improvement to the street scene of the area;
- The revised number of 23 units is thought acceptable;
- It was recognised that some trees would be lost, but more trees would be planted on a 3:1 ratio in accordance with policy. The specifics of the planting would be agreed at reserved matters;
- It was the view that the benefits of this development outweighed any adverse impacts.

Mr Gillies a resident of Diadem Drive attended the meeting to raise concerns in relation to the access of the site via Diadem Drive. Mr Gillies was of the view that to use Diadem Drive would double the traffic on this already busy road and increase noise. Mr Gillies said that this issue had been ongoing since 2014, when an application for this site had first come to Panel.

He informed the Panel that Killingbeck Bridge currently had bollards on it. Mr Gillies did not think that a one way system on Diadem Drive would be appropriate.

Ward Councillor Dye was also in attendance at the meeting and raised her concerns in relation to the access issues, which would see the traffic double in trying to access on to York Road.

Councillor Dye said that she was disappointed that there would be no contribution to affordable housing or greenspace.

Cllr Jenkins declared an interest at this point, as Ward Councillor for Killingbeck and Seacroft, but had attended the meeting (and approached consideration of the application) with an open mind. Cllr Jenkins confirmed that he had left representation of the interests of Ward residents to Councillor Dye with regards this application.

Cllr Jenkins said that the Highways flats were due to be demolished in Summer 2021, and suggested that this application be deferred until issues were more apparent.

Member's discussions focussed on the access to and from the proposed site.

The applicant's agent Mr Everett attended the meeting and informed the Panel of the following points:

- This has been a difficult site which had been in the system for four years. It had been challenging in design and amenity and comprised of a small number of dwellings;
- The constraining features of the site, including ground work / remediation required, drainage required etc.
- In re-submitting this application the developers had looked and checked all the policy in relation to design;
- Access from the site had been an issue for the previous application with concerns raised by both residents of Diadem Drive and Councillors. In response to these concerns access has now been moved on to Killingbeck Bridge, this has been done in discussion with officers.

Member's discussions included:

- Site Allocation Plan for this site;
- The viability of this site;
- Impact on access to this site and impact on to York Road;
- Lack of S106 contributions.

Members suggested that this scheme may benefit from a Viability Review Clause such that if the viability position improved over time, policy-compliant contributions could be sought from the developer. The District Valuer – Brain Maguire provided an explanation on how calculations were undertaken for the Valuation Appraisal, including estimation of land values and calculation of profit margins. It was explained that the small nature of this scheme in terms

of the number of residential units and shorter build-out time would mean that the uplift / change in viability position over time would be unlikely, such that little benefit may be found from including a Viability Review Clause.

It was noted that the scheme would be required to contribute to the Community Infrastructure Levy (CIL) but this is not a material consideration for Members. However, the scheme was not viable so that it was expected to provide further through S106 contributions.

In response to questions from Members, Officers provided the following information:

- While there may be plans for the Highways flats in the future (and indeed other sites in the vicinity), Members attend Panel to determine the applications before them and what actually comprises the proposal, rather than any alternative options or based on speculation of what may come forward in the future;
- Highway Officers had been consulted with regards to the proposal in the usual way and raised no concerns regarding the access proposed and impact on the surrounding highway network;
- The proposed houses do comply with the space standards policy;
- The Viability Review Clause would be discussed with the developer. However, it was noted that this may be difficult due to the short build time and small scale of the development proposed in terms of the number of residential units;
- If Members wished for a Viability Review Clause to be negotiated with the developer, then it could be considered that the review would take place at a stage such as 75% of construction having been completed onsite, so as to give the developer the maximum opportunity for some profit to be recouped;
- It was noted that access via Killingbeck Bridge did meet technical highway requirements. Members were advised that there had been 1 traffic collision which had resulted in slight injury, but there was no evidence to suggest that the junction was dangerous.
- The Plans Panel noted that on page 69 of the agenda pack it noted greenspace contribution would have been due to the Council of £154,800, alongside provision of 3 no. affordable housing units. However, the viability situation is such that provision of these requirements is not possible.

RESOLVED - To defer and delegate to the Chief Planning Officer subject to the conditions specified in the report (and amendment to the same or addition of any that the Chief Planning Officer deems necessary), with an agreement to be formed with the applicant for a Viability Review Clause through a S106 agreement.

65 Date and Time of Next Meeting

The next meeting of North and East Plans Panel will be held on Thursday 18th March 2021 at 1:30pm.

Draft minutes to be approved at the meeting
to be held on Thursday, 18th March, 2021

The meeting concluded at 17:05



Originator: Andrew Perkins

Tel: 0113 3787974

Report of the Chief Planning Officer -

NORTH & EAST PLANS PANEL

Date: 18th March 2021

Subject: 20/05669/RM – Application for reserved matters approval (appearance, landscaping, layout, and scale) for 163 dwellings pursuant to planning permission 15/05484/OT at Land off Church Lane, Mickelfield, Leeds.

APPLICANT

Avant Homes

DATE VALID

8th September 2020

TARGET DATE

EofT to be agreed

Electoral Wards Affected:

Kippax & Methley

Yes

Ward Members consulted
(Referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: RESERVED MATTERS APPROVAL BE GRANTED subject to the conditions specified below (and any others which are considered reasonable and necessary):

1. Plans to be approved
2. Landscape management plan for life of development for buffers to western and southern boundaries
3. Removal of permitted development rights for plots 109 – 127
4. Removal of Permitted development rights for garages
5. Elevational plans for substation
6. Approved visibility splays
7. Provision of forward visibilities

8. Specified access works
9. No vehicular access to be formed to the rear/side of plots 4, 5, 22 to 36

INTRODUCTION

1. This application is presented to North and East Plans Panel at the request of Kippax and Methley Councillors Mary Harland and James Lewis, who raise concerns about over development, lack of green space provision, alterations to the access track at rear of Hallfield Avenue, that further changes to the main Church Lane access and St Mary's Walk link are required as well as to the landscaping and external materials.
2. As these issues are based on material planning considerations that give rise to concerns affecting more than neighbouring residents then, in line with the Officer Delegation Scheme, it is appropriate to report the application to Plans Panel for determination.

PROPOSAL

3. Outline planning permission was granted in 2019 (LPA Reference 15/05484/OT) and established the principle of development at the site alongside the detailed means of access into the site from Church Lane.
4. The current reserved matters application seeks the determination of the reserved matters of appearance, landscaping, layout and scale in relation to the outline planning permission granted at the site.
5. The application now proposes the erection of 163 dwellings, which are a mix of house types, heights and numbers of bedrooms.

The houses will consist of the following mix:

No. of Bedrooms	Total No. of units provided
1	4 (4 affordable housing)
2	49 (15 affordable housing)
3	40 (6 affordable housing)
4	70 (0 affordable housing)

6. The units would be arranged in a mix of flats, semi-detached and detached properties. All 163 properties will include front and rear gardens and are provided with a mixture of open parking spaces to the front/side and garages.
7. Vehicular access to the site is via Church Lane, as previously approved under 15/05484/OT. Additional pedestrian and cycling links will be provided from St

Mary's Walk to the north and Churchville Terrace to the east of the site and to the Public Right of Way (PROW) along the southern boundary.

8. The site will be served by two areas of Public Open Space (POS) to the south west and south east of the site. The south west area will be laid out as a formal landscaped area with informal play equipment. The south east area would feature a footpath with landscaping although part of this area would also form the attenuation basin linked to the site's drainage system. Underground storage tanks are also proposed in this space.
9. New tree planting is to be provided within the south west POS area and around the boundary of the south east POS area (in order to not impact upon the drainage function). Tree planting will also be carried out throughout the overall site and along the southern and western boundary.

SITE AND SURROUNDINGS

10. The application site sits to the north and east of Micklefield and is to the south of Church Lane. The site is identified for housing in the Council's Site Allocations Plan (Site Reference HG1-305), which suggest an estimated capacity for the site of circa 150 units. The site is currently used as agricultural ploughed land (previously undeveloped).
11. The site has an open aspect, with open views to the west and south. An existing farm access runs southwards from Church Lane, towards Sheep Dike and also serves the rear of the residential properties in Hallfield Avenue. A PROW runs along the southern boundary of the site and provides access to the wider countryside, as well as linking back towards the primary school and Great North Road to the east. The existing properties adjacent to the site are a mixture of bungalows and two-storey houses. The predominant building material is red brick. A small local store and Medical centre are also located on Churchville Terrace.

RELEVANT PLANNING HISTORY

12. PREAPP/20/00103 – Residential development. Formal comments provided.
13. 15/05484/OT - Outline application for residential development (access only) – Approved – 04.10.2019. The following planning conditions attached to the outline permission are summarised as follows:
 1. Time Limit on Outline Permission
 2. Reserved Matters to be submitted
 3. List of approved plans

4. Final details of the proposed vehicular access
5. Laying out of vehicular areas
6. Electric Vehicle Charging Points
7. Cycle facilities
8. Travel Plan required before first use of development
9. Construction Management Plan
10. Sustainability measures
11. Landscaping of soft and hard landscaping
12. Landscape Management Plan
13. Tree protection
14. Preservation of Retained Tree/Hedge/Bush
15. In curtilage planting of 5 years die back
16. Infiltration methods
17. Surface water drainage
18. Samples of Materials
19. Phase 1
20. Amended Remediation Statement
21. Importing Soil
22. Verification Report
23. Housing mix
24. Space standards
25. Accessible housing
26. Independent living
27. Levels

HISTORY OF NEGOTIATIONS

14. The scheme has been subject to a number of revisions and alterations as officers raised concerns regarding the amount of housing proposed, the size of POS, issues of non-compliance with the space standards, lack of active frontage to some house types, distances between units and the small size of some garden areas.
15. In responding to these concerns, the amended scheme now proposes 163 dwellings (rather than 172 units as originally proposed). All house types are now space standard compliant and the garden amenity spaces have been improved.
16. Ward Members have been updated of these changes but at the time of writing this report no updated comments to those already reported have been provided.

PUBLIC/LOCAL RESPONSE

17. Site notices were posted around the application site to Church Lane, Hallfield Avenue, St Mary's Walk, Churchville Drive and Oldfield Close on 23rd September 2020.
18. Councillors Mary Harland and James Lewis (Kippax & Methley ward) have raised a number of concerns in respect of the original plans received. Their full comments are below:
 - Overdevelopment of the site. We believe that 172 houses is too many for the site at a density of 37 per hectare excluding the allocated greenspace. This is out of character with the surrounding area and provides poor amenity for potential future residents of the site. We note that the outstanding permission included a figure of around 150 dwellings for the site and this is a more suitable figure. We do not support the deviation from the target housing mix set out in policy H4.
 - Greenspace provision. We do not believe there is enough greenspace provision in terms of either quantum or functionality. We see no reason that the provision should fall short of the requirements of policy G4. It is not clear how often the greenspace earmarked for sustainable drainage will be fully underwater or water logged and we believe that greenspace dedicated to outdoor recreation and play should be available all year round. We know as local councillors that this area of Micklefield Village is lacking outdoor play space and playgrounds accessible to children and we have an expectation that this can be addressed through this application.
 - Hallfield Avenue access track. We support the preservation of the existing access rights of residents of Hallfield Avenue and these need to be maintained as fully functional for each of the households, including maintaining the full current width of the track and at least 450mm clearance, should the development be approved. This is not clear from the plans submitted so at this stage isn't acceptable.
 - Church Lane Junction. Consideration should be given to the provision of a relocated 30mph speed limit boundary and a strong gateway to reduce the speed of traffic entering Micklefield from Church Lane in the interest of road safety.
 - Public Rights of Way. The proposed new access to Churchville Terrace should be 3.5 meters wide not the proposed 1m and the claimed footpath between St Marys Walk through the site to the existing footpath network must be made a public right of way,

- Landscaping and materials. Given the location of the site these are significant issues affecting views across the open countryside towards the village of Micklefield and also from users of the existing footpaths. The building materials should reflect the historic mix in Micklefield and include magnesium limestone and the landscaping should help soften the appearance of the development.

19. Arising from the initial publicity period, 13 other letters of representation (objections) have also been received. The neighbour comments are below:

- Concern over the width of the existing access track to the rear of Hallfield Avenue
- Impact upon value of nearby properties by removal of track
- Loss of wildlife
- Empty units should be filled before new developments
- Lack of infrastructure within the village
- Access from Church Lane would impact upon highway safety
- Impact upon drainage
- Housing density is not in accordance with policy
- Design and materials proposed are out of character
- Loss of light, privacy and overshadowing towards properties along Hallfield Avenue
- Impact upon health and wellbeing of residents

20. Micklefield Parish Council raise the following concerns:

- Lack of any local facilities
- Unsatisfactory junction with Church Lane
- Vehicular access to the rear of Hallfield Avenue
- Inappropriate tree planting along southern boundary
- Loss of footpath connecting to St Mary's Walk
- Insufficient connectivity,
- High density
- Lack of mix within the development
- Lack of chimneys
- Inappropriate materials
- Under provision of green space
- Drainage
- Archaeology
- Level of off street parking

21. Leeds Civic Trust make the following points:

- Lack of natural surveillance

- Permeability of the site to wildlife, including hedgehogs, rainwater management, and natural environment
 - No details on EV charging points
22. In addition, the original neighbours have been re-notified following the receipt of revised plans. This occurred on 17th December 2020 and 23rd January 2021 and a further 4 objections have been received. The following points are made although many of the points made were stated in the original comments made:
- Concern over the width of the existing access track to the rear of Hallfield Avenue
 - Access from Church Lane would impact upon highway safety
 - Loss of wildlife
 - Loss of light to neighbouring properties
 - Density too high
 - Lack of green space
 - Lack of infrastructure within the village
 - Concern over footpath from development to Churchville Terrace

CONSULTATION RESPONSES

23. Yorkshire Water – No objection.
24. Influencing Travel Behaviour Team – The layout needs improved connectivity with the existing tracks and footpath that run through and adjacent to the site to encourage residents to use them and to travel locally by sustainable modes of travel. In particular residents should be encouraged to use the footpath network to access the local schools by improvements to the layout.
- Cycle parking needs to be designed in, particularly for the mid terraced properties with no garage or direct access to the rear gardens.
25. Public Rights Way – No objection.
26. Environmental Studies Transport Strategy Team – No objection.
27. Highways – No objections, subject to conditions
28. Flood Risk Management – No objections, two outline planning drainage conditions No 16 and No 17 still apply.

29. SDU Design – layout cramped in places, some chimneys needed and certain house types provide no natural surveillance. Greater consistency of design needed and improved link to the housing to the north.
30. Landscape – Planting/relationship to PROW needs further consideration, POS areas need functionality and confirmation drainage won't sterilize this space. Full details of planted buffers to Greenbelt needed
31. Accessibility officer – Initial concerns raised as only ground floor flats proposed as M4(3) wheelchair adaptable units. However, pleased to see a better mix is now provided that includes flats and houses. This provision now meets the H10 Policy and the 3 and 4 bed dwellings will allow families with a wheelchair user to live together.

RELEVANT PLANNING POLICIES

Development Plan

32. Section 38(6) of the Planning and Compulsory Purchase Act states that for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the development plan, unless material considerations indicate otherwise. The development plan for Leeds currently comprises the Core Strategy 2019 (as amended), those policies saved from the Leeds Unitary Development Plan (Review 2006) (UDP), the Aire Valley Leeds Area Action Plan (2017), the Natural Resources and Waste Local Plan (2013 and 2015), the Site Allocations Plan (2019), and any made Neighbourhood plan.
33. Relevant Policies from the Core Strategy are:

General Policy – Sustainable Development and the NPPF
 Spatial Policy 1 Location of development
 Spatial Policy 6 – The Housing Requirement and Allocation of Housing Land
 Spatial Policy 7 – Distribution of Housing Land and Allocations
 Spatial Policy 11 – Transport Infrastructure Investment Priorities
 Policy H1 - Managed release of sites
 Policy H3 - Density of residential development
 Policy H4 - Housing Mix
 Policy H5 - Affordable Housing
 Policy H8 – Independent Living
 Policy H9 - Minimum Spacing Standards
 Policy H10 - Accessible Housing Standards
 Policy P10 - Design
 Policy P12 - Landscape
 Policy T1 - Transport Management

Policy T2 - Accessibility requirements and new development
Policy G3 - Standards for Open Space, Sport and Recreation
Policy G4 – New Greenspace Provision
Policy G8 – Protection of important species and habitats
Policy G9 - Biodiversity improvements
Policy EN1 Carbon Dioxide reductions
Policy EN2 Sustainable design and construction
Policy EN4 District heating network
Policy EN5 Managing flood risk
Policy EN8 Electric Vehicle Charging

34. Relevant Saved Policies from the the Leeds Unitary Development Plan (UDP) are:

Policy GP1 - Land use and the Proposals Map
Policy GP5 - General planning considerations
Policy BD3 – Disabled access and new buildings
Policy BD5 - Amenity and new buildings
Policy LD1 - Landscape design
Policy LD2 - New and altered roads
Policy N23 - Incidental Open Space
Policy N24 - Development abutting the Green Belt
Policy N25 - Site boundaries
Policy N35 - Development and Agricultural Land

35. The Leeds Natural Resources and Waste Local Plan (NRWLP) sets out land is needed to enable the City to manage resources, e.g. minerals, energy, waste and water over the next 15 years and identifies specific actions which will help use natural resources in a more efficient way. The most relevant policies from the NRWLP are outlined below:

GENERAL POLICY1 –Support for sustainable development.
AIR1 – The Management of Air Quality through Development measures.
WATER1 – Water efficiency
WATER2 – Protection of Water Quality
WATER7 – No increase in surface water run-off, incorporate SUDs.
LAND1 – Land contamination to be dealt with.
LAND2 – Development conserve trees and introduce new tree planting.

Site Allocations Plan

36. The SAP was adopted in July 2019 so carries full weight in any decision making. This site is identified in the SAP as HG1-305, no site specific requirements have been attached to this site. As the site was not in the Green Belt immediately before the adoption of the SAP it is not affected by the

statutory challenge, it remains adopted within the SAP and its allocation for housing carried with full weight.

37. There is a policy within the SAP which is also relevant to this application which is:

Policy HDG2 – housing allocations

Relevant Local Supplementary Planning Guidance/Documents

38. The following SPGs and SPDs are relevant:

Neighbourhoods for Living: A Guide for Residential Design in Leeds (December 2003)

Neighbourhoods for Living Memoranda to 3rd Edition (2015)

Sustainable Urban Drainage SPG (2004)

Greening the Built Edge SPG (June 2004)

Designing for Community Safety: A Residential Design Guide SPD (May 2007)

Public Transport Improvements and Developer Contributions SPD (August 2008)

Street Design Guide SPD (August 2009)

Building for Tomorrow Today, Sustainable Design and Construction SPD (August 2011)

Travel Plans SPD (February 2015)

Parking SPD (January 2016)

Accessible Leeds SPD (November 2016)

Neighbourhood Plans

None.

National Planning Policy

39. The revised National Planning Policy Framework (NPPF), published in 2019, and the National Planning Practice Guidance (NPPG), published March 2014 set out the Government's planning policies for England and how these are expected to be applied. One of the key principles at the heart of the NPPF is a presumption in favour of Sustainable Development.
40. 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.

Relevant paragraphs are highlighted below.

Paragraph 12	Presumption in favour of sustainable development
Paragraph 34	Developer contributions
Paragraph 91	Planning decisions should aim to achieve healthy, inclusive and safe places
Paragraph 108	Sustainable modes of Transport
Paragraph 110	Priority first to pedestrian and cycle movements
Paragraph 111	Requirement for Transport Assessment
Paragraph 117	Effective use of land
Paragraph 118	Recognition undeveloped land can perform functions
Paragraph 122	Achieving appropriate densities
Paragraph 124-127	Need for Good design which is sympathetic to local character and history
Paragraph 130	Planning permission should be refused for poor design
Paragraph 170	Planning decisions should contribute to and enhance the natural and local environment

National Planning Practice Guidance

41. The National Planning Practice Guidance (NPPG) offers guidance in addition to the NPPF. The NPPG (paragraph 6) advises that reserved matters are those aspects of a proposed development which an applicant can choose not to submit details of with an outline planning application (i.e. that can be 'reserved' for later determination). These reserved matters are defined in Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) as:
- 'Access' – covers accessibility for all routes to and within the site, as well as the way they link up to other roads and pathways outside the site.
 - 'Appearance' – the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
 - 'Landscaping' – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features;

- ‘Layout’ – the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.
- ‘Scale’ – the height, width and length of each building proposed within the development in relation to its surroundings.

42. For the current application, the applicant is seeking the determination of the following reserved matters; ‘appearance’ ‘landscaping’ ‘layout’ and ‘scale’. Members are asked to consider these matters only as the principle of development and access already have the benefit of planning permission (15/05484/OT).

MAIN ISSUES

1. Outline Permission
2. Appearance and Scale
3. Layout
4. Landscaping
5. Other Matters
 - Housing Mix
 - Affordable Housing
 - Accessible Housing
 - Internal Space Standards
 - Climate Change, Sustainable Design and Air Pollution
 - Drainage
 - Representations

APPRAISAL

Outline Permission:

43. Members are reminded that the principle of development was established by virtue of the outline consent, 15/05484/OT, approved October 2019. Development of the site for housing has therefore been approved, with this application seeking reserved matters approval for the detailed appearance, landscaping, layout and scale in accordance with condition 2 of the outline planning permission. The conditions listed to this outline consent are listed at paragraph 13 of this report, some of which require compliance and some require formal discharge.
44. A S106 Legal Agreement also secured the following contributions;
- Affordable Housing – 15% (with a 60% social rent and 40% submarket split).
 - Travel Plan and monitoring fee

- Employment and training initiatives (applies to the construction phase).
 - Public open on site Green space provision and maintenance
 - Churchville Terrace footpath link
 - Partial upgrade of southern footpath link from site to existing hard surfaced path
 - Cycle and Scooter Storage Contribution for Micklefield Primary School
 - Church Lane Realignment Works
 - Church Lane/A656 Junction Works
45. It is important that the detailed reserved matters now being considered will allow compliance with the conditions and obligations listed above. It is considered that this will be the case.
46. Members are asked to note that the site forms an identified housing site in the Site Allocations Plan (HG1-305) and falls within the Council's 'Outer South East Leeds' Housing Market Characteristic Area (HMCA) with a housing target of 4,600. The principle of bringing the site forward for housing has already been accepted through the approval of outline planning permission at the site. There is an expectation that sites like this, will come forward during the Plan period and help deliver housing and contribute towards the overall housing target for the HMCA.
47. In order to deliver the identified housing land supply in Leeds, and to prevent future challenge on other non-allocated sites, it is important that sites such as this come forward for development and therefore securing reserved matters consent will help to ensure this is the case.

Appearance and Scale:

48. The PPG as noted within this report, defines Appearance as: *“the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.*
49. The PPG advises that Scale defined as the following *“the height, width and length of each building proposed within the development in relation to its surroundings”.*
50. The surrounding character of development in this area of Micklefield is residential, located to the north and east of the site and features a mix of house types. To the east, located along Hallfield Avenue, the properties consist of red brick semi-detached dwellings which form part of a wider housing estate. To the north, the dwellings are also built of red brick but predominately bungalows, located along St Mary's Walk, Churchville Terrace and Churchville Drive. The predominant material of the immediate surrounding area nonetheless does consist of red brick with concrete tiled roofs.

51. The proposal comprises of 20 different house types, all of which would consist of two and two & a half storeys in height and are designed to share a number of general design features. The general scale and traditional design approach for the dwellings is considered compatible with the surrounding area. The two & half storey dwellings are sporadically placed around the site and would create some visual interest in roof types and heights without appearing unduly dominant.
52. A mixture of external materials are proposed although red brick will still dominate. This is considered acceptable in principle and will lead to a varied streetscape. Whilst the Ward Members and the Parish Council's comments on this matter are noted and advocate the use of magnesium limestone, such materials aren't readily found in this part of Micklefield and accordingly requiring some properties to have stone walls is not considered appropriate for this particular development. The final details for the external materials will however be agreed under condition No. 18 on the outline permission but the general approach is considered to be acceptable.
53. The use of gable features recognise the local character and architectural features such as stone heads and cills have been worked into the scheme to help add some interest and quality. In addition, all house types would feature a canopy over the front door, consisting of either a simple lean too, gable or flat roof. Again these are considered to add visual interest to each of these properties and help to articulate front elevations as well as providing a practical area for people to shelter from the elements.
54. In terms of eyes on the street which is something the Civic Trust has specifically raised as a concern, corner turning units are proposed for plots which face onto two roads. This, combined with the overall reduction in unit numbers and the removal of house types which originally failed to provide active overlooking now ensure the overall the appearance of the development is acceptable.
55. Additionally, the detailed house types have been revisited so as to allow some chimneys to be provided, again responding to comments from Parish Council as well as the Design Officer. These would be placed around the development and predominantly located to prominent plots along the spine road and surrounding the public open space. This would also mirror the wider character of the surrounding residential character and improve the overall relationship between the different areas.
56. Overall therefore, both the Appearance and Scale of the proposal is considered to be acceptable and is supported by officers.

Layout:

57. The PPG as noted above within this report, defines Layout as *“the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.”*
58. The main access to the site is via Church View and is approved under the outline consent (15/05484/OT). Accordingly the Ward Members desire to seek further amendments on this matter cannot be pursued. More generally, the basic layout incorporates a spine road initially running north to south but then east to west and forming a large loop where the site is at its widest. Small cul-de-sacs spur off the spine road to ensure an efficient layout and this basic form is broadly consistent with that suggested at the outline application stage.
59. The basic road layout ensures properties face the spine road so good natural surveillance is achieved. Both front and rear gardens are provided so whilst some frontage parking is incorporated, overall a good sense of space, openness and greenery is provided to each street. Additionally, rear gardens often back onto other rear gardens therefore providing good security although this isn't possible for all the boundaries due to the site's limited depth. Where this occurs, buffer planting is provided to help filter views or a practical reason for a hard boundary exists, such as to the existing track serving the rear of the Hallfield Avenue properties.
60. As already mentioned under the Appearance and Scale heading, the overall number of units has been reduced to provide greater separation between houses and less frontage parking. Not only have these changes responded positively to officers concerns, but they also pick up on a number of the representations made by third parties. Furthermore, the reduction in unit numbers means that proportionally the two POS areas now slightly exceed the space requirements set out in policy G4 (7600m² shown against a policy requirement of 7573m²). Whilst some concerns about the functionality of the POS areas have been highlighted in representations, informal play facilities are now proposed for one area and the detailed designed of the drainage infrastructure is such that despite both underground storage tanks and an attenuation basin being required, this space will still be useable with standing water only being present during the most severe rainfall events. Both POS areas are also noted to provide connectivity to the PROW to the south which is to be improved as part of the outline application S106 requirements. Similar connections are provided to the north linking into St Mary's Walk/Churchfield Terrace and provide direct access to the medical centre and local shop.
61. With respect to residential amenity considerations which flow from the layout, the new houses would back onto the existing track to the rear of Hallfield Avenue, St Mary's Walk/Churchville Terrace. A small number of properties are also side on but overall the required Neighbourhoods for Living separation distances in terms of upper floors are achieved so that concerns regarding

overlooking, over-dominance or over shadowing would not occur. In this respect although a number of residents still raise concerns on these matters officers do not consider these translate into a reason for refusal.

62. In terms of garden depths specifically, the vast majority comply with the 10.5m guidance minimum as set out within Neighbourhoods for Living (this distance is primarily there to protect privacy by providing a reasonable degree of separation between properties). However, where this isn't the case each property is still provided with the required garden size and unacceptable overlooking does not occur. As example of this is towards the southern boundary where because of the site's limited depth it is not possible to achieve full compliance. Here, the overall depth for some of the properties of the boundary is therefore shorter than normal (by circa 2/2.5m). Whilst in many cases such a relationship might be unacceptable, in this instance officers consider no harm to result as these gardens are south facing with a good, open outlook towards the PROW and fields beyond. Accordingly no overlooking occurs and importantly the size of these gardens still complies with the normal two thirds requirement. It is also proposed to remove permitted development rights for these particular properties so that should occupiers what to extend in the future, these will as least require a planning application to be submitted so that a full assessment can be undertaken on a case by case basis.
63. Regarding highway considerations, the proposals raise no specific safety concerns as the layout has been revised during the course of the application so that all detailed matters have been resolved. This includes detailed tracking to demonstrate that refuse vehicles can fully access the site.
64. Dwellings have front/side driveways for off-street parking and a number also have access to extra garage space. The garages are provided to the required 3m x 6m size.
65. One area of significant concern to many of Hallfield Avenue occupiers who back onto the site and as raised in individual objection letters and also by the Ward Members is about retaining vehicular access to the rear of their properties. Initially it was proposed to retain the full width of the track as existing however in recognition that some sections narrow it is now proposed to set the new garden fences back into the application to provide improvements and a more consistent width. This recent change is welcomed by highway officers and ensures the existing residents vehicle accesses are not only retained but also remain convenient.
66. The provision of access points into the existing residential estate has already been mentioned but the original design of the main link has been widened 4m so as to provide a proper pedestrian and cycle link. Again this change responds to concerns raised by Ward Members and the PROW officer.

67. For Members general information, the internal road is to be built to adoptable standards and then offered for adoption under Section 38 of the Highways Act 1980. The speed limit for the development should be 20mph in accordance with the Street Design Guide. For the avoidance of doubt the cost of road markings, signage and appropriate speed limit Orders will be fully funded by the developer (inclusive of staff fees and legal costs). All plots will have cycle storage and an electric car charging point which is to be controlled by way of conditions, attached to the outline consent.

For the reasons listed above the proposal is considered acceptable with regard to the Layout of the proposal.

Landscaping:

68. The PPG defines Landscaping as the following *“the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features.”*

69. The existing site does not feature any trees due to the previous use as ploughed agricultural land. All trees are located around the perimeter of the site, and the majority fall outside of the red line of the site and along the southern PROW and eastern boundary.

70. The proposed development would feature robust tree planting throughout, consisting of heavy and standard, tree and shrub planting. The frontage of dwellings would consist of hedging and open landscaped areas, which would also provide an attractive street scape.

71. On site planting for the POS areas and individual gardens has yet to be finalised although importantly the spaces themselves are now fixed. Full details of these areas will be secured via condition No.11 of the outline consent and management and maintenance of this be secured by condition No. 12 and the S106 agreement. Tree, hedge and shrub planting throughout will be required and will increase the visual amenity and habit value of the site relative to the existing site in the longer term.

72. Additionally, the site abuts open land which is designated as Green Belt, to the west and south of the site. In such circumstances, the requirements of UDP Review Policy N24 requires a landscaping scheme to achieve a transition between the development and open land.

73. For this application, a landscape buffer to both of these boundaries is proposed but will be achieved on land within the applicant's control but beyond the red line boundary. Planting for the western buffer is proposed to be a minimum of 10m in depth and will consist of groups of selected native trees and hedging. Species are to include Birch, Rowan Field Maple, Hawthorne and Alder and the planting is expected to be informal.
74. For the southern boundary, again a 10m buffer is shown but further consideration is required due to the presence within of the PROW. In deciding how to proceed, officers have also been mindful of the comments made during consideration of the outline application. In particular the Parish Council made representations expressing concern about the potential loss of views from the PROW southwards footpath if the site was developed with a tree screen on adjoining agricultural land. At the time, Plans Panel Members had some sympathy with that view and the minutes for this meeting note *'Members also considered the type of landscaping that would be appropriate to ensure views of the countryside were retained.'*
75. In light of the above, the layout plan also includes a section (A-A) for the proposed southern boundary as alluded to at the outline application stage by Members and the Parish Council. Currently, views from this path are very open, broken only by the small collection of trees on the southern side of the path. The scheme therefore proposes a 1.5m area of low level planting between garden fences and the PROW. A further 6m area of landscape buffering beyond the footpath (located within existing agricultural land) is then proposed but again this is more likely to comprise of relatively low height, native hedge/shrub planting with the occasional tree rather than the normal, dense tree planting that is normally provided.
76. Overall the landscaping proposals can provide for a good quality landscape setting and an overall enhancement in respect of biodiversity. Subject therefore to the conditions on the outline permission being fully resolved and those included as part of this recommendation officers consider the landscape matters can be fully resolved whilst also respecting the general comments made at the outline application stage.

Other Matters

77. Further assessment on a number of issues is also provided under individual headings on the basis the submitted details are pertinent to various matters which are required under specific conditions or the S106 associated with the outline permission.

Housing Mix (condition 23)

78. The proposed mix would provide a range of 1-4 bedroom properties in the following mix:

Type	Policy H4 Max %	Policy H4 Min %	Policy H4 Target %	Proposed
Houses	90	50	75	98% (159 units)
Flats	50	10	25	2% (4 units)
Size				
1 bed	50	0	10	2% (4 units)
2 bed	80	30	50	30% (49 units)
3 bed	70	20	30	25% (40 units)
4 bed +	50	0	10	43% (70 units)
Total				100% (163 units)

79. The proposed mix would accord with policy H4 and would fall within the parameters set out within the maximum and minimum ranges identified in the explanatory text that informs the policy. The only exception to this is the under delivery of flats. However, as no shortfall in smaller units is proposed and the area is generally more attractive to family housing no objection is raised.

Affordable Housing (S106)

81. Policy H5 requires the provision of affordable housing, which in this location is 15% of the total amount, equalling 25 units. These would be provided in a 1, 2 and 3 bed house type which accords with the general need for smaller Affordable Housing units. The S106 Agreement tied to the outline consent requires that 60% (15 units) are available for social rent and that 40% (10 units) are available for sub market sale. The applicant is currently in advanced discussions with Yorkshire Housing and are understood to have settled on an agreed mix. The affordable units will be pepper potted around the site.

Accessible Housing (condition 25)

82. In terms of accessibility of the properties themselves, the development would meet the requirements of Policy H10 as level access is to be provided throughout the site and 42.9% (70 units) would be M4(2) compliant (the policy requirement is 30%). In respect of M4(3)M wheelchair adaptable, 2.44% (4 units) would be provided through a mix of flats and houses. The Access Officer is now content is with the application and accordingly the application is considered to satisfy the relevant policy and condition No. 25 on the outline permission.

Internal Space Standards (condition 24)

83. The dwellings fully comply with Policy H9 of the Core Strategy with regard to space standards. The table below demonstrates that each of the proposed

house types adheres to and generally exceeds the policy requirements for overall floor area.

House Type	Number of bedrooms	Proposed units size (Sqm)	H9 Minimum Standard (Sqm)
Carradale (CAR)	1	59.2	50 (2 people)
Eskdale (ESK)	1	63.2	50 (2 people)
Brookdale (BRLE)	2	70.2	70 (3 people)
Brookcliffe (BRFE)	2	70.2	70 (3 people)
Culfield (CULD)	2	71.9	70 (3 people)
Golfdale (GOLE)	3	85.7	84 (4 people)
Mosswell (MOLL)	3	113.5	79(4 people)
Golfstone (GONE)	3	85.7	84 (4 people)
Greystone (GRNE)	3	85.9	84 (4 people)
Heronstone (HENE)	3	87.4	84 (4 people)
Hivestone (HINE)	3	88.5	84 (4 people)
Ivystone (IVNE)	3	95.3	84 (4 people)
Maybrook (MAOK)	4	107	106 (6 people)
Meadowbrook (MEOK)	4	107.8	106 (5 people)
Presswood (PROD)	4	130.3	106 (6 people)
Nutbrook (NUOK)	4	120.5	106 (6 people)
Palmbrook (PAOK)	4	125.9	106 (6 people)
Skybrook (SKOK)	4	137.5	115 (7 people)
Tambrook (TAOK)	4	139.6	106 (6 people)
Tidebrook (TIOK)	4	145.4	112 (6 people)

84. In the light of the above, the scheme complies with relevant Core Strategy policy H9 with regard to internal space standards.

Climate Change, Sustainable Design and Air Pollution (condition 10)

85. Members will be aware that the Council declared a Climate Emergency in 2019. Existing planning policies seek to address the issue of climate change by ensuring that development proposals incorporate measures to reduce the impact of non-renewable resources. In terms of sustainability matters, no formal details have been submitted at this stage as the applicant has been focussing on securing reserved matters approval and is satisfied that the policy requirements can be fully addressed based on the house types and layout that are now advanced. Notwithstanding this, the supporting planning statement which accompanies the application states that *'A fabric first approach is undertaken for development including gas savers and allowances for Photovoltaics and that the Developer takes pride in delivering energy efficient and sustainable new homes in accordance with Core Strategy Policy EN1 and EN2.'*

86. Whilst officers are aware of the importance of securing appropriate sustainability benefits, condition No. 10 on the outline permission reads as follows:

'For each phase of development, no building works shall take place until a Sustainability Statement has been submitted to and approved in writing by the Local Planning Authority, which shall include a scheme detailing reductions to predicted carbon dioxide emissions, an energy plan showing the percentage of on-site energy that will be produced by the selected Low and Zero Carbon technologies, sustainable design and construction standards and water efficiency measures. The development shall be carried out in accordance with the approved scheme.'

87. Furthermore, condition No. 6 on the outline requires for the provision of electric vehicle charging points within the development, to each plot.
88. While there is a lack of detail provided at this stage, the provision of further details are ultimately secured by conditions attached to the outline permission. Officers can therefore regulate this element of the development and are not in a position to insist these details be provided as part of this reserved matters application.

Drainage (conditions 16 and 17)

89. Drainage of the site would be carried out by installing an on-site drainage attenuation tank and attenuation basin in one of the pieces of land allocated as green space. The above conditions will trigger final details to be provided prior to commencement of any construction works although colleagues from Flood Risk Management are content with the details that have been provided to date.

Local Facilities/CIL

90. It is noted that the UDP policy associated with this housing allocation required the proposed development to make provision for local facilities within or close to the site and some of the representations received reference this. Historically, this would have been achieved by securing an appropriate sum of money through an agreement. However, this requirement is now replaced by the Community Infrastructure Levy (CIL), for which the development is liable, as noted below.
91. The application site is located within CIL charging Zone 2b, where the liability for residential development is set at the rate of £45 per square metre. A total figure of £887,938.26 is produced. This information is not material to the decision and is provided for Members information only.

Representations

92. The good number of the issues raised in the letters of representation including the impact construction activity will have of physical and mental health relate to the principle of providing housing on the application site. These are however matters which were dealt with when conditional outline planning permission was granted in 2019 and cannot be re-visited as part of the reserved matters application.
93. Concerns relating to existing residential amenity are relevant to the reserved matters submission and have either been addressed in this report or in some cases through the submission of revised plans. This includes ensuring access to the existing track is maintained.
94. With respect of the visual amenity issues that have been raised, again revised plans have been provided and whilst some residents are not fully satisfied the areas of conflict have been narrowed and these are discussed in the appraisal section.
95. It is noted that a small number of other matters have been raised which do not form material planning considerations e.g. housing values and vacant units within the wider area. As such no weight has been afforded to these comments when undertaking analysis of and decision-making in relation to this application.

CONCLUSION

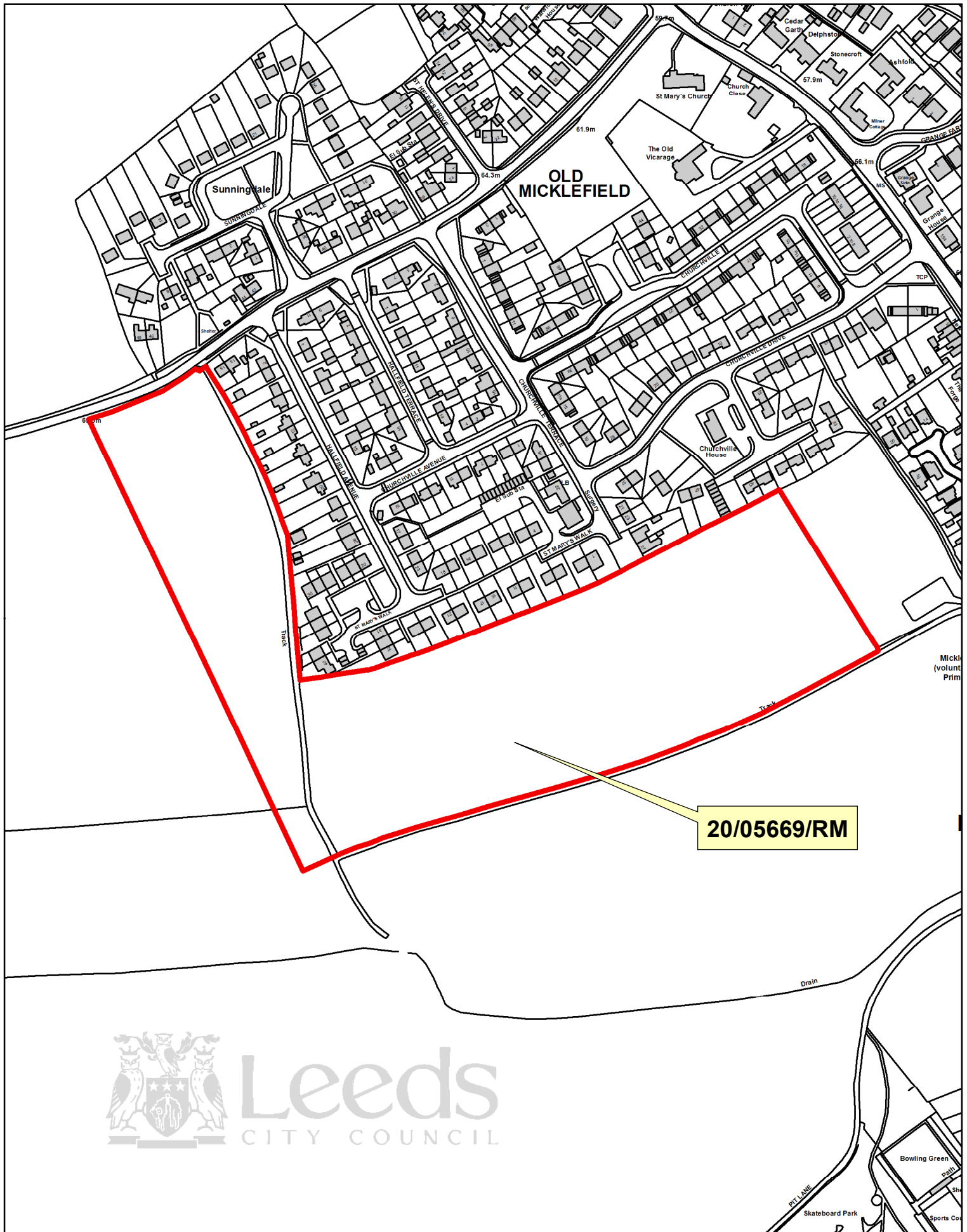
96. Members are asked to remember that in determining the current reserved matters application it is important to note that the outline consent (15/05484/OT) forms the base for relevant considerations. The outline consent established the wider principle of the development including the detailed matter of access to the site from Church Lane. The outline consent also attached a number of planning conditions and a S106 agreement requirements which are still to be resolved and will be triggered and discharged in in due course.
97. The site is a carried forward housing allocation and would bring forward an identified site in the Site Allocations Plan. The site would also contribute to maintaining housing supply in this locality and the wider district relieving pressure on Green Belt land. The development will meet the affordable housing requirement for the area of 15% which is controlled via the S106 of the outline consent.
98. In terms of the matters under consideration with this application it is considered that the Appearance and Scale of the development would be a visually attractive and sympathetic to the character of appearance of this part of Micklefield Village.

99. As for Layout matters, the details submitted would create a development which relates well to neighbouring residential areas and would also improve connectivity in this area of Micklefield by creating new footpath links that improve and enhance pedestrian linkages with the wider area, which in turn would help promote health and wellbeing and, car free journeys. No highway safety issues are identified either.
100. With respect to Landscaping, it is noted conditions attached to the outline permission are yet to be resolved but remain fully applicable and the basic principles set out in this submission for compliance can be supported. This includes appropriate Green Belt buffers to the southern and western boundaries and new conditions to cover these aspects are recommended. The lack of existing biodiversity on the site also means that despite the site being developed for housing overall improvements can be secured.
101. Officers have also sought to address the concerns raised by Ward Members and local residents and in this instance, taking into account all relevant factors, including representations against the development, the benefits of the scheme are considered to outweigh any harm created and therefore the planning balance weighs heavily in favour of granting planning permission.
102. As outlined above the development accords with those policies of the Development Plan relevant to the consideration of the reserved matters and Members are asked to support the officer recommendation and to grant reserved matters approval subject to conditions stated above and any others considered relevant and necessary.

Background Papers:

Planning application file. 20/05669/RM

Ownership Certificate: Signed by applicant.



NORTH AND EAST PLANS PANEL



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Originator: Umar Dadhiwala

Tel:0113 378 7964

Report of the Chief Planning Officer

NORTH AND EAST PLANS PANEL

Date: 18th March 2021

Subject: 20/07883/FU- Change of Use from dwelling to 5 bed House in Multiple Occupation (C4) at 41 Spencer Place, Chapeltown, Leeds, LS7 4DQ

APPLICANT	DATE VALID	TARGET DATE
MR A Ali	30.11.2020	25.01.2021

<p>Electoral Wards Affected: Chapel Allerton</p> <p><input type="checkbox"/> Yes Ward Members consulted (referred to in report)</p>	<p>Specific Implications For:</p> <p>Equality and Diversity <input type="checkbox"/></p> <p>Community Cohesion <input type="checkbox"/></p> <p>Narrowing the Gap <input type="checkbox"/></p>
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RECOMMENDATION: GRANT PERMISSION subject to the conditions specified below:

1. Standard 3 year implementation time limit.
2. Compliance with approved drawings.
3. No conversion of utility area to habitable rooms (i.e. living/dining/kitchen/bedrooms).
4. No occupation of any bedroom until the kitchen (including associated conversion works) and living room have been fully provided. These rooms shall be retained for the life of development.
5. Details of waste storage and cycle store provided prior to occupation and retained for life of development.

INTRODUCTION

1. This application seeks permission for a change of use from a single dwelling into a 5-bedroom House in Multiple Occupation (HMO) (Use Class C4). It is brought to Plans Panel at the request of the Chapel Allerton Ward Councillors. The Ward Councillors are concerned that the area features high level of HMO's, which are putting pressure on local infrastructure including on street parking. The Ward Councillors feel that this site should remain as a family home. The Councillors also

highlight that this area of Leeds benefits from an Article 4 Direction and it is suggested that this carries a presumption that any application that proposes to change the use of a single dwelling to a HMO will be refused. As some of these issues are material planning considerations that give rise to concerns affecting more than neighbouring properties the exceptions set out in the Officer Delegation Scheme are met and it is appropriate to report the application to Plans Panel for determination.

2. Members are advised that the Article 4 Direction does not automatically result in any presumption that an application proposing a change of use to a HMO should be refused. An Article 4 Direction simply removes what would otherwise be an automatic permitted development right for such a change of use, thereby necessitating that a planning application for this development is submitted. The Article 4 Direction does not serve as a justification for refusing or approving planning permission in an area with an Article 4 Direction. Planning applications which fall under the auspices of the Direction will still need to be judged against national and local planning policies and on their own merits.

PROPOSAL

3. Permission is sought to change the use of a house from a single family dwelling (Use Class C3) to a House in Multiple Occupation (HMO) (Use Class C4) thereby allowing the dwelling to be occupied by 5 unrelated persons. Shared facilities would still be provided nonetheless, most notably the ground floor kitchen and living room. Smaller kitchens are also proposed at first floor and second floor level.
4. The layout would consist of the following, and a comparison to the Council's emerging planning guidance on HMO's is also provided below (see also paragraphs 19 to 21 and 44 to 45). Note that the table does not include the smaller shared kitchen and bathrooms proposed at first and second floor level, as these are additional facilities. The table includes the larger kitchen and living rooms space at ground floor level:

	Room Use	Size Proposed (approx.)	Draft SPD HMO (minimum requirement)
Ground Floor	Living area	18m ²	15 m ²
	Kitchen/ Dining	16 m ²	12m ²
	Bedroom with En-suite	18 m ²	14.4m ²
First Floor	Bedroom 2 with En-suite	15.8m ²	14.4m ²
	Bedroom 3	19.5m ²	11m ²
Attic Floor	Bedroom 4 with En-suite	17.8m ²	14.4m ²
	Bedroom 5 with En-suite	14.6m ²	14.4m ²

5. No off-street parking is available and would continue to be provided on-street.

SITE AND SURROUNDINGS

6. The application site lies within a densely developed residential area. The application property is a large end of terrace Victorian, red brick property. The immediate area features large Victorian brick built residential dwellings, and larger detached properties opposite. The Planning History shows only one HMO granted approval on the street, with the council's HMO records showing that potentially up to 20 properties being used as an HMO. There are a number of properties on the street that have been converted to form flats. The basement on the site was approved to be used as a self-contained flat in 2008 (see planning history).

RELEVANT PLANNING HISTORY

7. 20/08325/FU- First floor extension over existing garage. Pending Consideration
8. 08/04734/FU- Alterations to form one 1 bedroom basement flat. Approved
9. 10/03688/FU- Retrospective application for change of use of residential garage to form retail unit. Refused

HISTORY OF NEGOTIATIONS

10. Following the applicant being advised to ensure the scheme meets the standards set out within the council's SPD on HMO's, revised plans were submitted amending the layout. The revised plans reduced the number of bedrooms proposed from six to five.

PUBLIC/LOCAL RESPONSE

11. The application was advertised by site notice dated 23.12.2020. No representations from neighbours have been received.
12. Chapel Allerton Ward Councillors have objected to the change of use of the family home. The Ward Councillors are concerned that the area features high levels of HMO's, which are putting pressure on local infrastructure including on street parking. The Ward Councillors feel that this site should remain as a family home. The Councillors also highlight that this area of Leeds benefits from an Article 4 Direction and argue therefore as a result this application should be refused.

RELEVANT PLANNING POLICIES

13. Section 38(6) of the Planning and Compulsory Purchase Act states that for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the development plan, unless material considerations indicate otherwise. The development plan comprises the Core Strategy 2019 (as amended), those policies saved from the Leeds Unitary

Development Plan (Review 2006) (UDP), the Aire Valley Leeds Area Action Plan (2017), the Natural Resources and Waste Local Plan (2013 and 2015), the Site Allocations Plan (2019). There are no policies relevant to this proposal in the latter 3 policy documents and there is no Neighbourhood Plan for the area.

Core Strategy

14. The Core Strategy sets out strategic level policies and vision to guide the delivery of development decisions and the overall future of the district. The most relevant local planning policies from the Core Strategy for the purposes of determining this application include:

P10 - Highlights that new development for buildings and spaces, and alterations to existing, should be based on a thorough contextual analysis and provide good design that is appropriate to its location, scale and function. Proposals should accord with principles around size, scale, design, layout, character, surroundings, public realm, historic / natural assets, visual, residential and general amenity, safety, security and accessibility to all.

T2 - Accessibility requirements and new development

H6(A) - Within the area of Leeds covered by the Article 4 Direction for HMOs, development proposals for new HMOs will be determined:

- (i) To ensure that a sufficient supply of HMOs is maintained in Leeds;
- (ii) To ensure that HMOs are distributed in areas well connected to employment and educational destinations associated with HMO occupants;
- (iii) To avoid detrimental impacts through high concentrations of HMOs, which would undermine the balance and health of communities;
- (iv) To ensure that proposals for new HMOs address relevant amenity and parking concerns;
- (v) To avoid the loss of existing housing suitable for family occupation in areas of existing high concentrations of HMOs.

Unitary Development Plan

15. Relevant Saved Policies from the Unitary Development Plan are:

GP5 - Development proposals should resolve detailed planning considerations at the application stage.

BD5 - General Amenity issues.

National Planning Policy

16. Revised in February 2019, 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.
17. 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).

18. The following paragraphs from the NPPF are considered to be of particular relevance:

Paragraph 12 - Presumption in favour of sustainable development
Paragraph 17 - Twelve planning principles
Paragraph 61 - The creation of balanced and mixed communities

Leeds City Council Supplementary Planning Guidance/Documents

19. The following Supplementary Planning Documents is relevant:

- Draft Supplementary Planning Document (SPD) Houses in Multiple Occupation, Purpose-Built Student Accommodation and Co- Living Amenity Standards.

20. This is an emerging SPD, which has been published for initial consultation between 18 January and 1 March 2020. The NPPF is clear on the weight that can be attached emerging plans/policies as follows:

48. Local planning authorities may give weight to relevant policies in emerging plans according to:

a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

21. On the basis that the SPD being at an initial draft and at the early stages of the adoption process, it can only be given very limited weight in decision-making. The guidance in the SPD cannot be relied upon as a reason for refusal at this early stage. This proposal is considered against the SPD's requirements at paragraphs 44 and 45 below.

Article 4 Direction to control changes of use to C4 Houses in Multiple Occupation.

22. The Council confirmed the introduction of an Article 4 Direction which requires planning permission for the conversion of dwelling houses (Use Class C3) to houses in multiple occupations (HMO's) (Use Class C4) of between 3 and 6 unrelated occupants in 2011. The Direction came into force on 10th February 2012.

23. The Article 4 Direction provisions were introduced in response to changes to the Town and Country Planning (General Permitted Development) Order 1995 (as amended) in October 2010 and to the Town and Country Planning (Use Classes) Order 1987. At this time the government stated that Article 4 Directions could be used by Local Authorities to remove permitted development rights for a change of

use from the C3 use class to the C4 use class in areas where high concentrations of HMOs were leading to the harmful impacts.

24. The Council recognises that HMO's can provide an affordable type of housing and contribute to the overall mix of housing types and tenures available. However, it is also recognised that high concentrations of HMO's can result in numerous harmful impacts.
25. The Article 4 Direction boundary was subsequently chosen to include areas which are either recognised to be suffering from some, or all, of the harmful impacts or were likely to suffer encroachment of HMO concentrations due to their proximity to existing areas of high concentrations.
26. As noted above, Members are therefore reminded that an Article 4 Direction simply removes what would otherwise be an automatic permitted development right for a change of use from Use Class C3 to Use Class C4, thereby necessitating that a planning application for such a development is submitted. The Article 4 Direction does not serve as a justification for refusing or approving planning permission in the Direction area. Planning applications which are required by the Direction will still be judged against national and local planning policies and on their own merits.

CONSULTATIONS RESPONSES

27. Highways –. A highway objection on the basis of any increase to on-street parking could not be justified given that required parking for the current use and the proposed use are the same. No objection subject to a cycle parking condition.
28. Flood Risk Management – The application site is located in Flood Zone 1 so no objection.

MAIN ISSUES

- Housing Delivery
- Inclusivity and the Public Sector Equality Duty
- Residential Amenity
- Highways/Waste Considerations
- Representations

APPRAISAL

Housing Delivery

29. Housing Delivery is a key material consideration. The NPPF requires that Local Planning Authorities maintain a sufficient amount and variety of land so that housing can come forward where it is needed, and that the needs of groups with specific housing requirements are met. Within this context the size, type and tenure of housing needed for different groups should be assessed and reflected in policies including for (among others) those who require affordable housing, older persons, people with disabilities and travellers. Planning policies should also identify a supply of specific, deliverable sites for a period of five years.

30. Policy H6 of the Core Strategy seeks to ensure that new HMO proposals are sustainably located, provide a range of housing types within the district, offer a good standard of amenity and do not harm existing communities.
31. The application property lies within the council's Article 4 Direction Area and thus planning permission is required for the conversion of the C3 dwellinghouse to a C4 HMO. The intention of the Article 4 Direction is to ensure that the Local Planning Authority can ensure communities within the city remain mixed and balanced, and that the negative impacts of a large concentration of HMO's do not occur.
32. Policy H6 sets out general objectives to plan for sustainable and balanced communities and to control the growth of forms of housing which can lead to harmful pressures on the local housing stock and services of an area. Part A of the policy relates to HMO's and outlines five criteria against which applications will be determined, recognising the need to provide a sufficient supply of HMO's as well as the need to prevent harm in some instances.
33. Part of A of the policy aims to ensure that (i) a sufficient supply of HMO's is maintained in Leeds, (ii) HMO's are located in areas well connected to employment and educational institutions associated with HMO occupants, (iii) the detrimental impacts through high concentrations of HMO's are avoided where this would undermine the balance and health of communities, (iv) to ensure that proposals for new HMO's address relevant amenity and parking concerns; and (v) would not lead to the loss of housing suitable for family occupation in areas of existing high concentrations of HMO's.
34. The proposal is considered to satisfy criteria (i) and (ii) of part A in that the proposal will assist in ensuring an adequate supply of HMO's is maintained in Leeds. The application property is situated within the Main Urban Area close to bus stops, and within reasonable walking distance of the City Centre. Local services and schools are located within the wider residential area and the dwelling is located close to open amenity space. As such is it considered that the property is sustainably located, satisfying H6(A) (i) and (ii).
35. Turning then to criterion (iii) – that is, the need to avoid detrimental impacts of a high concentration of HMO's where the balance and health of communities would be harmed. HMO's can result in a more frequent turnover of residents, resulting in a more transient community which lacks strong ties to an area. In turn this can result in a higher likelihood of antisocial behaviour, stemming from a lack of psychological connection to an area.
37. A search of the council tax and HMO Licenses records show that on Spencer Place 8 properties have been converted into HMO's with a further 12 properties that have student exemptions and thus could also be currently used as HMO's. A planning history search shows that 18 properties on this street have been converted into flats. Given that the street features approximately 149 houses, it is considered that approximately 74% of the properties on the street remain as single dwellings. The following adjoining streets have been assessed for numbers of HMOs, and the data shows that the number of HMO's in the wider area are lightly spread:
- Leopold Street 1 HMO (out of approx. 44 houses)
 - Louis Street 1 HMO (out of 40 house approx.)
 - Frances Street 1 HMO (24 houses approx)
 - Cowper Street 4 HMO's (56 approx. houses)

- Spencer Mount 0 HMO's (5 approx. houses)
- Rossington Grove 1 HMO (18 approx house)
- Grange Avenue 16 HMO's (93 approx. houses)
- Shepherds Lane 0 HMO's (approximately 43 houses)
- Pasture Road 2 HMO's (approximately 37 houses)
- Harehills Avenue 25 HMO's (approximately 148 houses)

38. It is accepted that some HMO's would not be recorded on the council's databases. However, considering with the records that the Council do poses, it would be difficult to argue that a high concentration of such uses exists whilst the vast majority of houses within the area appear to remain as single family dwellings. Furthermore, there is no direct evidence to suggest any existing difficulties with infrastructure that have been suggested by Ward Councillors, are being experienced within the area as a direct result of a high concentration HMO's. Thus whilst there are other HMO's within the surrounding streets, it is not considered that there is a significant concentration of HMO's within the area, and as such it is not considered that allowing the proposal would undermine the balance or cohesion of the local community.
39. As will be outlined further in the report there are no significant concerns relating to amenity or highway safety and thus the application satisfies criterion (iv). Criterion (v) relates to the loss of family housing in areas of existing high concentration of HMO's. However, as noted it is not considered the evidence shows a particularly high concentration of HMO's within the area, such that would substantiate this concern or would in itself amount to a reason for refusal.

Inclusivity and the Public Sector Equality Duty

40. The Equality Act 2010 contains within it the Public Sector Equality Duty (PSED) which requires not just that public bodies work to positively prevent those with protected characteristics being placed at a disadvantage, but also that public bodies exercise their functions in a way that is designed to reduce the inequalities of outcome which result from socio-economic disadvantage.
41. There is a clear link between poverty and disadvantage, and HMO accommodation does provide low cost housing. Thus provision of this tenure will likely result in an increase in the percentage of individuals within lower socio-economic bands within an area. It should however also be noted that cities require receptor communities, that are those which provide appropriate accommodation for new residents as they establish themselves within an area. Policy H6 acknowledges this need by providing a positive framework for provision of different tenures, whilst also noting the need to prevent harm. As outlined above it is not considered that there is a high percentage of HMO's within the immediate vicinity of the application property and as such the aggregate impacts of disadvantage (e.g. poor health outcomes, lower educational achievement etc.) will not be heightened by the provision of one additional HMO property. As such it is not considered that allowing the application will breach the council's duty to reduce inequalities of outcome resulting from socio-economic disadvantage.
42. The Equality Act also requires the council to positively eliminate discrimination for those with any of the nine protected characteristics (e.g. race, gender etc.) and the characteristic that is most relevant to the proposal is disability. Given that the proposal relates to the conversion of an existing building and given its size and scale there is limited opportunity to provide for or to alter the internal layout to make

rooms and floors more accessible to those with limited mobility. Physical mobility is only one aspect of disability however, and although it is not possible to make the current dwelling accessible to all, there is no evidence the proposal will materially worsen access to the city's housing stock to those who are characterised as disabled under the Act. As such it is not considered that allowing the application will breach the council's duty to reduce discrimination for those with protected characteristics.

Impact upon Residential amenity

43. Leeds Core Strategy policy P10 aims to protect general and residential amenity and policy H6 part A makes specific reference to the amenity of future occupants of HMOs. Saved UDP policy GP5 aims to protect amenity which includes the amenity of future occupants, and those already living within the area. The Council's Draft SPD Houses in Multiple Occupation, Purpose-Built Student Accommodation and Co-Living Amenity Standards, is also relevant. The SPD is at an early stage of adoption and therefore carries little weight, but it can be used as a guide to assess the standard of accommodation that is being proposed.
44. The property provides single bed spaces in all five bed rooms. In compliance with the emerging SPD, each of the bedrooms are proposed with en-suite whilst kitchens are proposed on all floors and a separate living space has been proposed within the building. Therefore, the proposal is considered acceptable with regards to the number of shared rooms that are proposed. As shown on the Table in the Proposal section of the report, the sizes of the bedroom, bathrooms and shared spaces such as the kitchen and living space meet the standards set out within the emerging SPD.
45. Furthermore, in compliance with the emerging SPD, each room will be served with windows that offer a good level of sunlight penetration, ventilation and outlook. Furthermore, the habitable rooms will not be overlooked. The property features a good size garden to the rear which will provide communal space for both the basement level flat and the residents of the HMO.
46. It is possible that neighbouring residents will be aware of activity through the noise of engines, car doors and the impact of headlights, however it is very unlikely that this will be perceptibly different from the existing activity created by on-street parking. As such it is not considered there will be a significant increase in noise and disturbance. The proposal is therefore considered to be acceptable both in relation to the amenity of future occupiers and that of near neighbours.

Highway/Waste considerations

47. Policy T2 of the Core Strategy seeks to ensure that development proposals are in an accessible location and adequately served by existing or programmed highways and by public transport, and with safe and secure access for pedestrians, cyclists and people with impaired mobility.
48. The existing dwellings consists of a two-bedroom basement flat with a four-bedroom dwelling above. The Highway's Team comments that, under current parking standards, the property would require up to 4 parking spaces.
49. At present the property does not include any off-street car parking provision and the proposal as submitted does not change this situation. The matter of parking provision has been raised as a concern by Ward Members. However, despite the

change of use, Highway Officers have expressed no concern regarding parking provision –noting that the demands of a C3 dwelling and that of the C4 proposal are similar with a slight shortfall of potentially on additionally one parking space requirement. As requested, a condition requiring cycle parking will be attached to the decision notice.

50. There is a relatively large area of external space some of which can be utilised for an appropriately designed bin storage facility. There is a relatively long and narrow area to the front and an enclosed yard to the rear. A condition is suggested to require the necessary details to be submitted for consideration and implementation.

Representations

51. The concerns of Ward Members in relation to parking issues, the numbers of HMO's in the area and the loss of a family home are noted within the above report and have been addressed in the relevant sections.

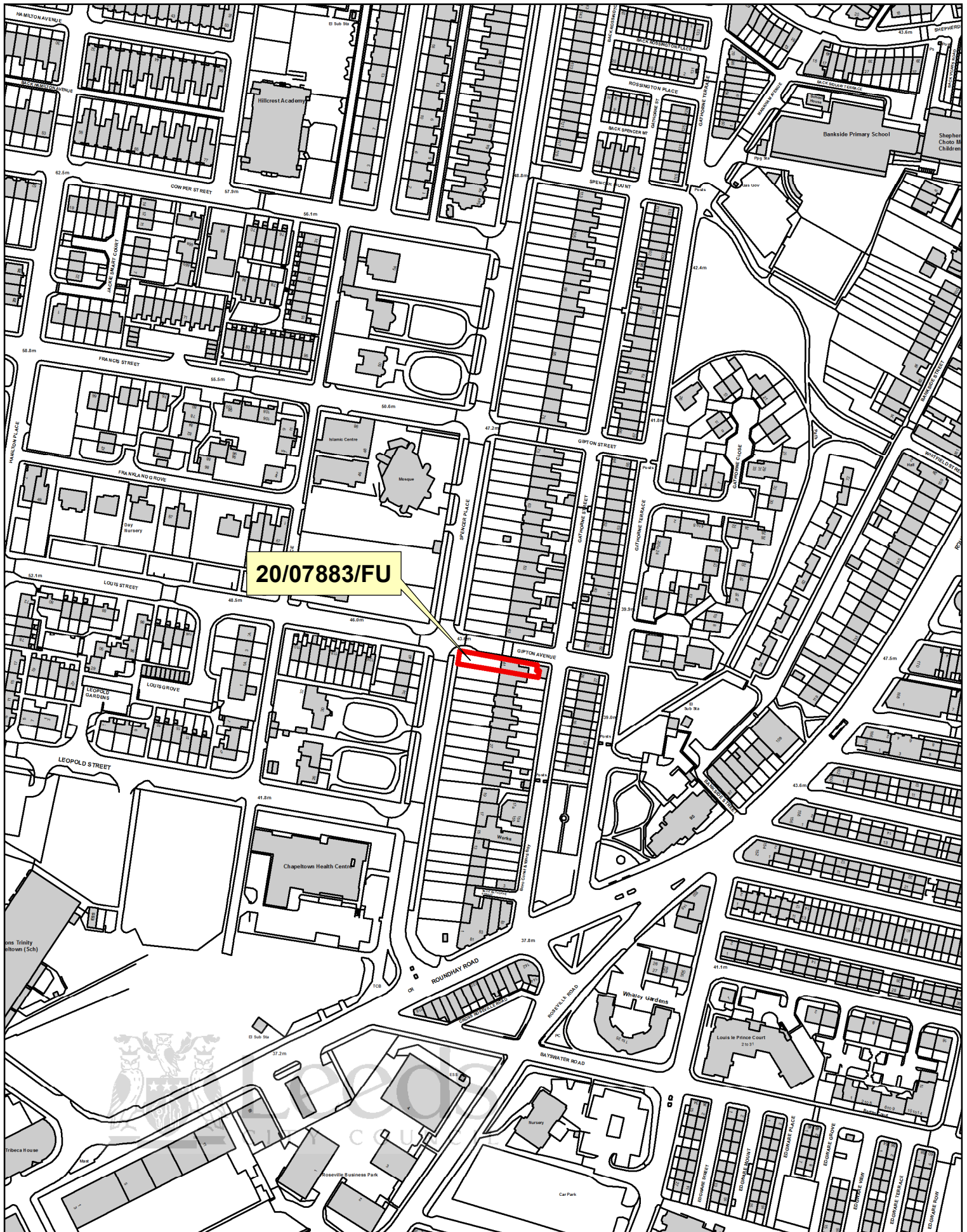
CONCLUSION

52. The development accords with the aims and intentions of local housing policies and contributes towards a varied housing tenure within the city. This is in accordance with the NPPF's emphasis upon housing provision, although in light of the council's robust supply of housing land, is a material benefit given only moderate weight.
53. It is considered that the proposal provides a good standards of living for future occupants and that the development will not harm neighbouring residential amenity or highway safety.
54. Given the above, it is considered that the development accords with the local and national planning policies and thus is recommended for approval.

Background Papers:

Application file: 20/07883/FU

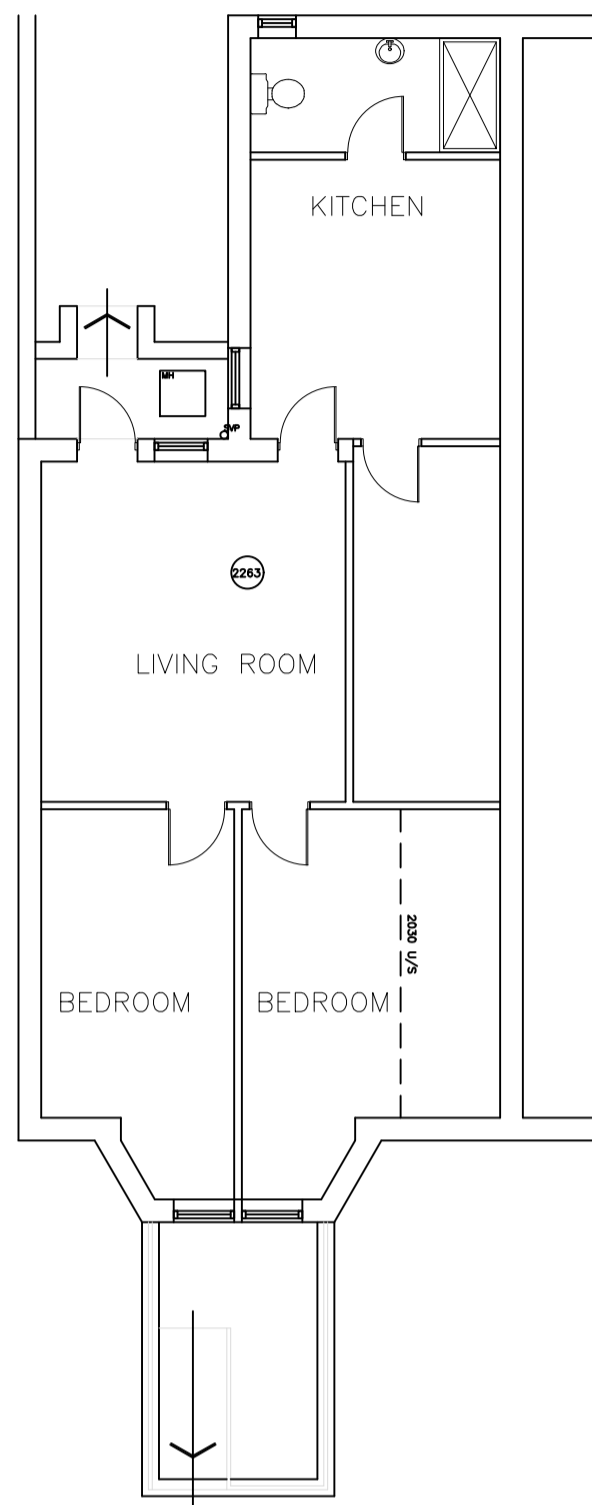
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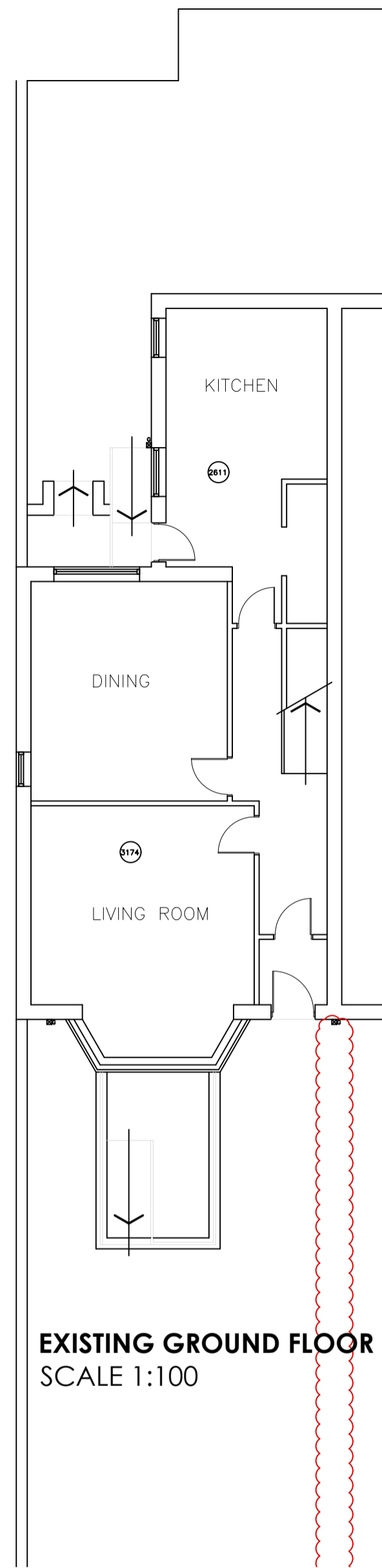
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NORTH AND EAST PLANS PANEL

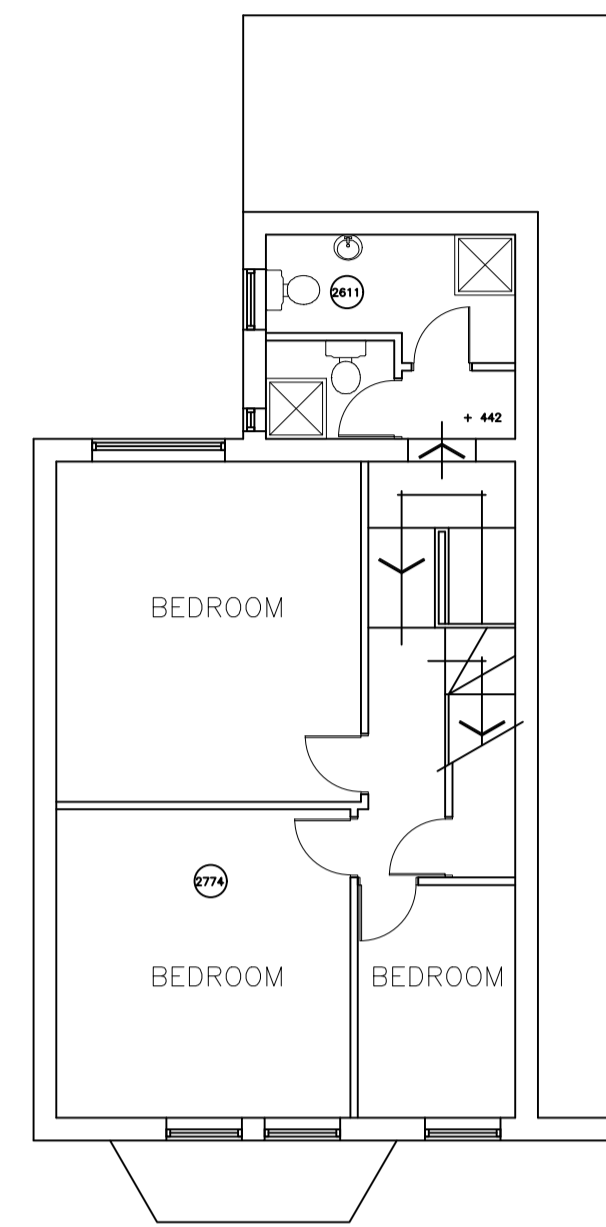




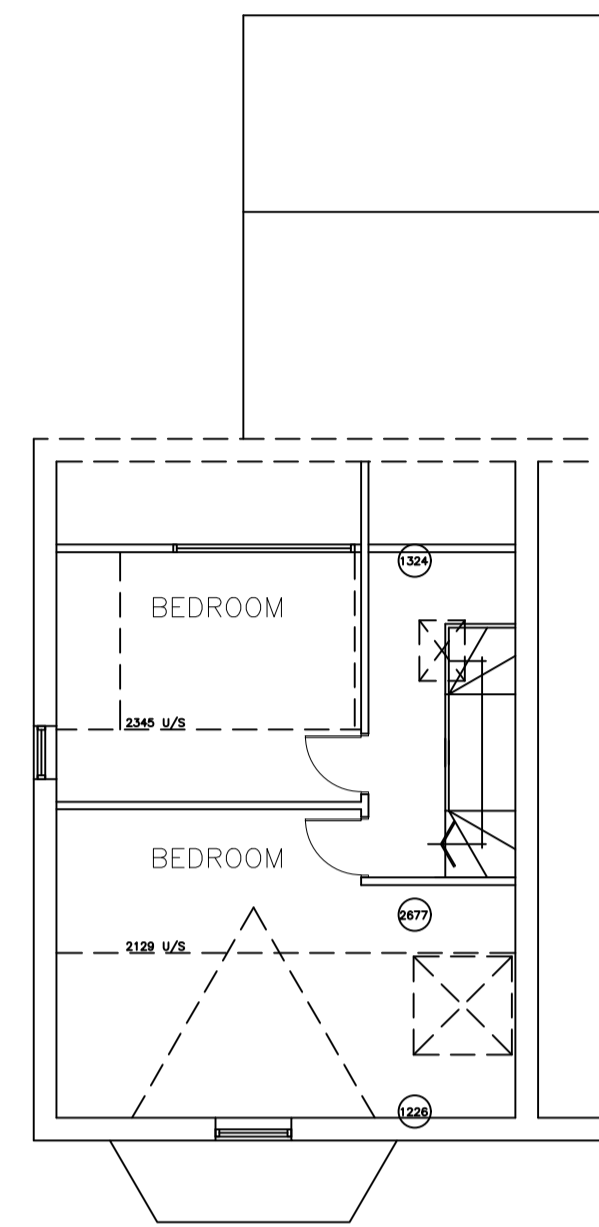
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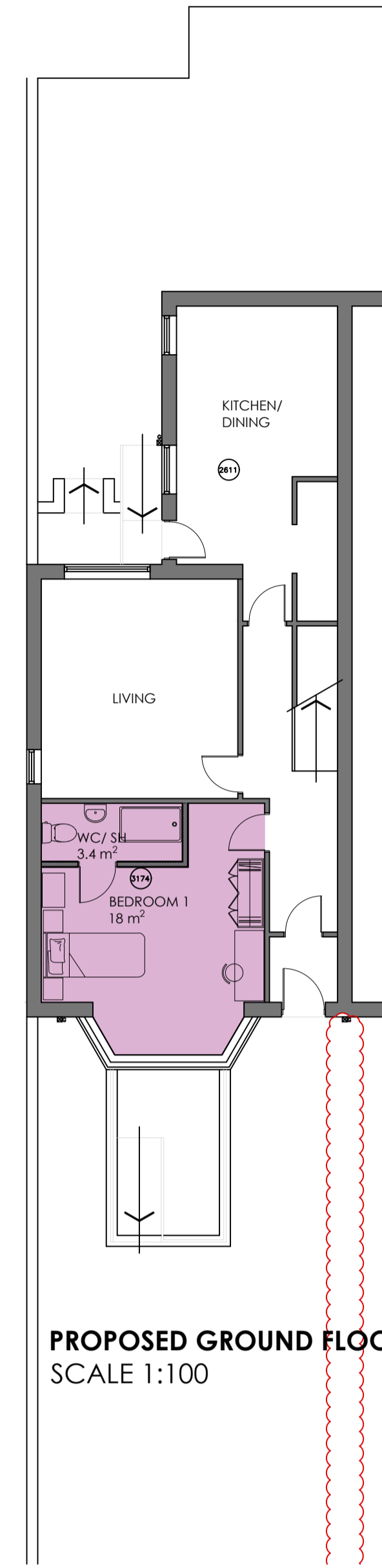
EXISTING GROUND FLOOR PLAN
SCALE 1:100



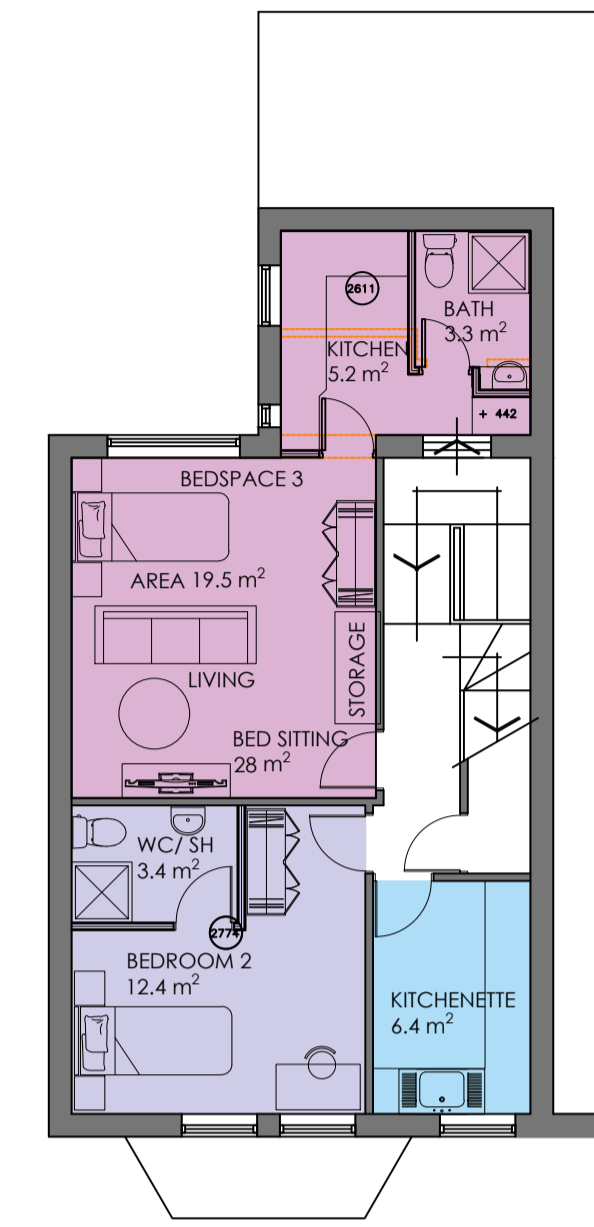
EXISTING FIRST FLOOR PLAN
SCALE 1:100



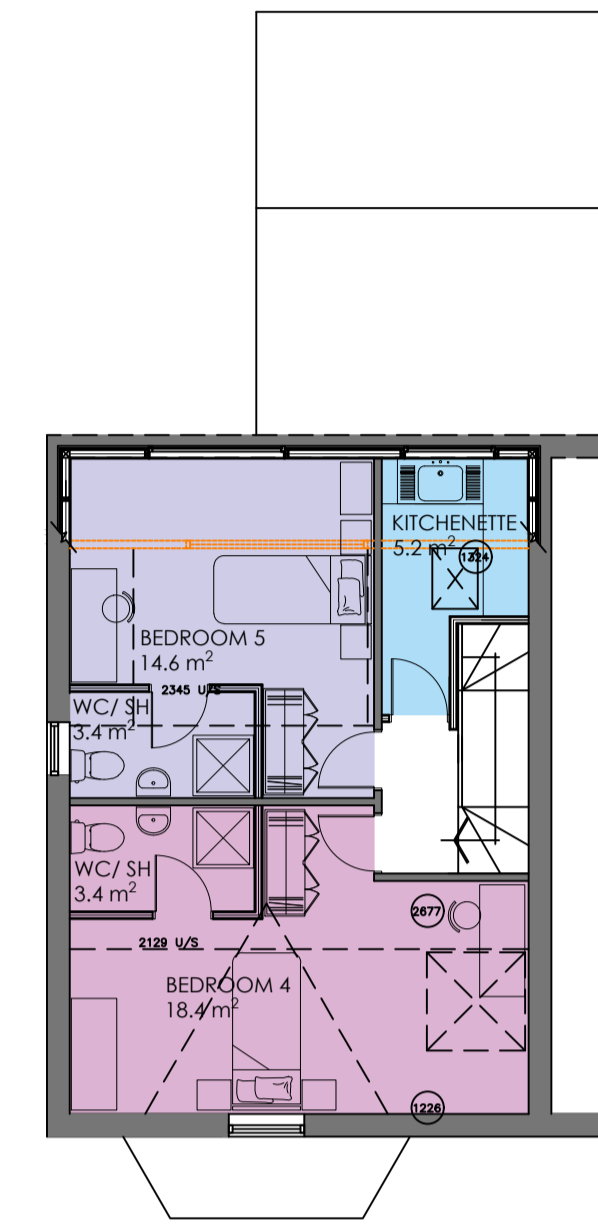
EXISTING SECOND FLOOR PLAN
SCALE 1:100



PROPOSED GROUND FLOOR PLAN
SCALE 1:100



PROPOSED FIRST FLOOR PLAN
SCALE 1:100



PROPOSED SECOND FLOOR PLAN
SCALE 1:100

PLEASE NOTE THESE DRAWINGS ARE FOR PLANNING AND BUILDING REGULATION PURPOSED ONLY

NOTE:
THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORKS COMMENCE.

ALL DRAWINGS MUST BE READ WITH AND CHECKED AGAINST ANY STRUCTURAL AND / OR OTHER SPECIALIST DRAWINGS PROVIDED.

ALL WORKS TO COMPLY WITH BRITISH STANDARDS, CODES OF PRACTICE, CURRENT BUILDING REGULATIONS AND CARRIED OUT TO THE SATISFACTION OF THE BUILDING INSPECTOR. ALL MATERIALS TO COMPLY WITH THE RELEVANT BRITISH STANDARDS

NOTE:
ALL DIMENSIONS ARE NOTIONAL AND TO BE CHECKED AND VERIFIED PRIOR TO COMMENCING ANY BUILDING WORKS

A	INTERNAL LAYOUT REVISED	06/01/2021	SR
REVISIONS	DATE	BY	

RIYAT ASSOCIATES LTD
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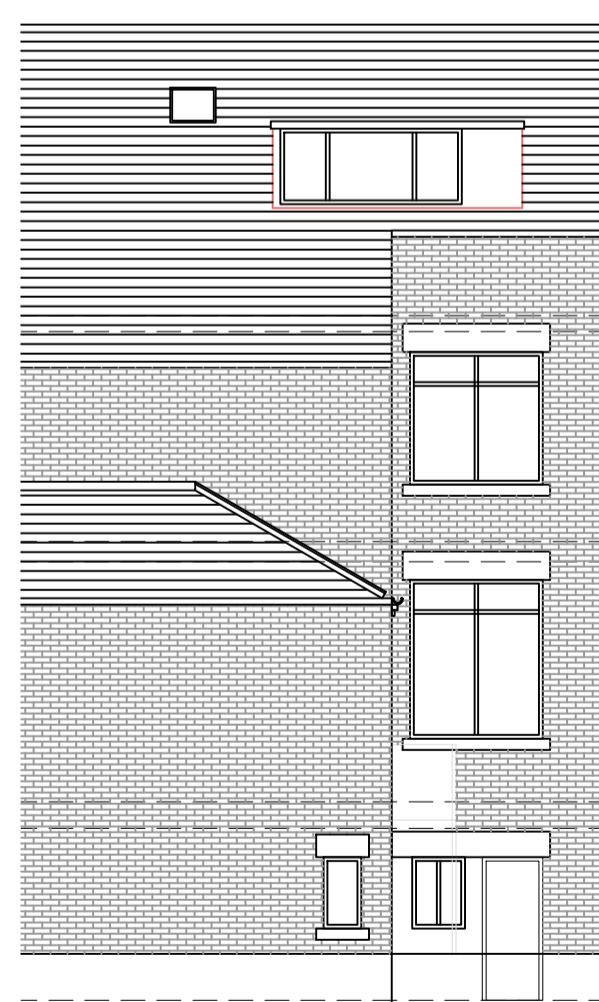
Client:
MR A ALI

Project
PROPOSED ALTERATIONS AND EXTENSION AT 41 SPENCER PLACE, LEEDS LS7 4DQ

Drawing:
EXISTING AND PROPOSED PLANS AND ELEVATIONS

Scale: As Shown @ A1	Drawing No.
Date: OCT 2020	3192/01
Drawn by: SR	A

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EXISTING SIDE ELEVATION
SCALE 1:100



EXISTING REAR ELEVATION
SCALE 1:100



EXISTING FRONT ELEVATION
SCALE 1:100



LOCATION PLAN
SCALE 1:1250



Originator: Umar
Dadhiwala
Tel: 0113 378 7964

Report of the Chief Planning Officer

NORTH AND EAST PLANS PANEL

Date: 18 March 2021

Subject: 20/07613/FU– Single storey front extension and single storey rear extension with patio area at 141 Alwoodley Lane, Alwoodley, Leeds, LS17 7PG

APPLICANT

Mr N Dunning

DATE VALID

27 November 2020

TARGET DATE

22 January 2021

Electoral Wards Affected:

Alwoodley

Yes

Ward Members consulted
(referred to in report)

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. Materials to match the existing
4. Existing planting to be protected with fencing during construction
5. Landscaping to boundary

INTRODUCTION

1. This application is brought to Plans Panel at the request of Councillor Buckley who has raised concerns that the proposal is an overdevelopment of the site, that it is not in keeping with the street-scene and that there will be a potential loss of vegetation. As some of these matters raised by the ward Councillor are material planning considerations that give rise to concerns affecting more than neighbouring properties the exceptions set out in the Officer Delegation Scheme are met and it is appropriate to report the application to Plans Panel for determination.

PROPOSAL

2. The application seeks full planning permission for the construction of a single storey front extension, which will form a new entranceway, and for a single storey rear extension with patio area.
3. The front extension will infill a gap between two front projecting gables. The extension will be a flat roof structure that will project out a maximum of 2.8m from the front elevation of the dwelling.
4. The proposed single storey rear extension will be a flat roof structure that will have a maximum depth (projection from the rear of the house) of 5.3m. The side elevations of the extension, which run parallel to the common boundaries with the dwellings on either side of the site, will measure approximately 4.4m in depth. The extension is shown to be sited approximately 3m from the common boundary with No.139 Alwoodley Lane and 2m from the common boundary with No. 165 Alwoodley Lane.
5. It is noted that the garden is set at a lower level than that of the ground floor of the existing house. Therefore, to ensure that the finished floor level of the extension is set at a similar level as the proposed patio area there will be some localised increase in ground levels, of approximately 0.6m. Beyond the edge of the proposed patio ground levels will be re-graded down to suit the contours of the existing garden.
6. As part of the scheme some shrubs and ornamental conifer trees located close to the side common boundary with No. 139 and 165 will be removed. The hedges that mark the boundary are shown to be retained.

SITE AND SURROUNDINGS

7. The application site features a large detached stone built dwelling that is set in a generous plot situated in a part of Alwoodley Lane that is characterised by plots of similar dimensions. It lies to the north of Alwoodley Lane itself. Beyond the application site further to the north and immediately abutting the northern boundary of the application site is Sand Moor Golf Club. To the immediate west of the site is 139 Alwoodley Lane and to the immediate east of the site is 165 Alwoodley Lane.
8. The site features a good size garden to the rear which is enclosed by hedging and shrubs. There is a large attached garage to the front and a conservatory to the rear. To the rear there is a change in levels with steps down from the rear of the house to the garden.

RELEVANT PLANNING HISTORY

9. None.

HISTORY OF NEGOTIATIONS

10. Following concerns raised by the occupants of the dwellings on either side, the applicant has submitted revised plans that have moved the rear extension away from the common side boundaries of the site and has omitted the proposal to construct a balcony on the roof of the rear extension.

11. Informal discussions have been held with the Landscape Officer, who suggested that the extension be moved approximately 1 metre away from the common boundary with No. 165 to protect the hedges that are located within the garden of No.165. The applicant has submitted revised plans that meets this advice.

PUBLIC/LOCAL RESPONSE

12. The application has been publicised by means of site notice on 16.12.2020 and by way of Neighbour Notification Letters (NNL) that were posted 03.12.2020. Following revised plans being submitted further NNLs were posted on 12.01.2021 and on 02.02.2021.
13. Alwoodley Parish Council objects to the scheme on the basis that the proposal will represent an overdevelopment of the site and that it would lead to harm being caused to vegetation and wildlife.
14. As noted above, Councillor Buckley has raised concerns that the proposal is an overdevelopment of the site, that it is not in keeping with the street-scene and that there will be a potential loss of vegetation.
15. Letters of objection have been received from the occupants of the dwellings on either side of the site. The following planning concerns have been raised;
- The proposal would harm vegetation along the boundary.
 - The proposal conflicts with the Alwoodley Neighbourhood Plan
 - The proposal conflicts with the document 'Guideline Distances for Developments to Trees'
 - Impact on wildlife
 - The plans do not clearly identify which trees and shrubs are to be retained and removed.

PLANNING POLICIES

16. 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

17. 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), Site Allocations Plan (2019) (SAP), the Aire Valley Leeds Area Action Plan (2017) (AVLAAP) and the Natural Resources and Waste Local Plan (2013) (NR&WLP) and the Alwoodley Neighbourhood Plans (NP). There are no policies relevant to this proposal in the SAP or AVLAAP.
18. 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- Landscape quality, character and biodiversity
- Policy T2 – Accessibility requirements and new development

19. Relevant Saved Policies from the UDP are:

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

Alwoodley Neighbourhood Plan (Published 2019)

20. Alwoodley Parish Council decided in July 2013 to explore the possibility of developing a Plan for Alwoodley Parish and began work on it in 2014. The Plan aims to protect the character of and improve the Parish for current and future generations. The Plan also seeks to protect the environment and green spaces within the Parish for the benefit of residents and the population of Leeds as a whole. Following a positive referendum result on Thursday 28th June 2018, Leeds City Council publicised its decision to make the Alwoodley Neighbourhood Development Plan part of the Leeds Development Plan.

21. The design policies in the Neighbourhood Plan generally not refer to householder extensions of the kind that are proposed under this application but the general aims of the Plan are noted and a similar to those enshrined within the Core Strategy Policies

Relevant Policies within the Neighbourhood Plan:

- Policy BE2: Local character and design
- Policy BE3: Reducing on-street congestion
- Policy CNE2: Protection of trees fronting the highway

Natural Resources and Waste Management Plan

22. General Policy 1 – Support for Sustainable developments
Land 2 – Trees should be conserved wherever possible and where trees are removed, suitable replacement should be made as part of an overall landscape scheme

The following SPGs and SPDs are relevant:

23. Householder Design Guide (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.

24. Street Design Guide SPD – Sets out parking requirements for residential development.

25. Guideline Distances from Development to Trees (2011)

National Planning Policy

26. 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 guidance in the NPPF includes:
- Paragraph 12 Presumption in favour of sustainable development
 - Paragraph 91 Planning decisions should aim to achieve healthy, inclusive and safe places
 - Paragraph 127 Need for Good design which is sympathetic to local character and history
 - Paragraph 130 Planning permission should be refused for poor design
 - Paragraph 170 Planning decisions should contribute to and enhance the natural and local environment

MAIN ISSUES

27. The following main issues have been identified:
- Design and Character;
 - Boundary Vegetation;
 - Privacy;
 - Overshadowing and Dominance;
 - Parking and Highway Safety;
 - Private Garden Space;
 - Public Representation

APPRAISAL

Design and Character

28. 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. Saved UDP policies GP5 and BD6 are also relevant, in their seeking to protect amenity and highway safety and to encourage good design. The Council's Householder Design Guide includes a number of policies and 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.
29. It is noted that the street features dwellings of various scales and designs and, as such, front extensions to dwellings on the street are not as problematic from a visual amenity perspective as might be the case if the property was located on a street with dwellings that are uniformly designed with a consistent building line and closer to the edge of pavement.
30. The proposed single storey front extension will be an infill between two gable elements of the property. The proposal will sit comfortably on this large detached dwelling and will not come forward of its building line. The scale and proportions of the extension are considered to respect those of the main house. The use of matching materials will ensure that the proposal will tie in with the house. Given the

appropriate design and scale of the extension, it is considered that the proposal will not harm the character of the area.

31. The single storey extension to the rear will be of a simple rectangular shape and form and will tie in well with the form and proportions of the house. The extension will be seen in context with this large detached dwelling set within a large garden area, and therefore will not appear as an overdevelopment of the site. The use of matching materials will again ensure that the proposal will tie in with the house.
32. Patios are commonly found within residential gardens and this will not raise visual amenity concerns.
33. As such, it is considered that the proposed extensions represent an acceptable addition which will respect the character of the existing property and wider streetscene, the proposal will meet the wider aims of Core Strategy policies P10, saved UDP policies GP5 and BD6, policy HDG1 of the Householder Design Guide, and the guidance contained within the NPPF in these respects.

Boundary Vegetation

34. Concerns have been raised by the occupants of the neighbouring dwellings, the Parish Council and Ward Councillor Buckley, that the proposal will result in harm being caused to the trees and shrubs located along the side boundaries of the site.
35. The occupant of No.165 has significant concerns with regards to the impact of the development on the vegetation located along the common boundary between the properties. The submitted plans indicate that it is proposed to retain the most substantial trees located along this common boundary. This includes a number of Leyland Cypress trees that are shown to be located in the garden of No.165 and a lilac that is within the rear garden of No.141. The plans also are annotated that the existing hornbeam hedge located along a section of the common boundary that runs roughly parallel to the side of the proposed rear extension and patio will be removed and replaced with a new hedge.
36. Accordingly, the plans indicate that the vegetation within the garden of No.165 itself, will be retained and only the vegetation within the applicant's own garden will be removed. Since the application was received, the applicant has provided revised plans showing the extension moved away from the common boundary with No.165. The extension will now be set approximately 2m away from the boundary, which is considered sufficient to protect planting located within No.165 itself. Conditions are suggested to require that protective fencing is erected before works commences on site. Informal discussions have been held with the Landscape Officer, who suggested that the extension be moved approximately 1 metre away from the common boundary with No. 165 to protect the hedges that are located within the garden of No.165. The applicant has submitted revised plans that meet this advice.
37. The occupant of No.139 has also objected to the scheme. The primary concern raised by No.139 is again the removal of conifer trees and impact on hedges. The conifer trees in question are not protected by a Tree Protection Order and hold little visual public amenity value. These trees can therefore be removed at any time and refusing the scheme on this basis would be difficult to justify. The extension is proposed at 3.3m away from the boundary and conditions can be attached to ensure the hedges along the boundary are protected by protective fencing during the construction period.

38. The objection comments raised also state that the proposed loss of trees and vegetation will conflict with the Alwoodley Neighbourhood Plan. Policy CNE2 of the neighbourhood plan is the relevant policy and primarily aims to ensure trees that front the highway and those that hold significant visual amenity value are protected. As discussed above the vegetation that is proposed to be removed is not particularly visible from public view and holds little amenity value. Therefore, it is considered that the proposal will not conflict with Policy CNE2 of the Alwoodley Neighbourhood Plan.

Privacy

39. The proposed new windows of the extension face the applicant's own private amenity space and will not offer significant views of the private areas of the neighbouring dwellings. The patio area will raise ground levels by approximately 0.6m. It is considered that the trees and planting that are proposed to be retained, plus the replacement hedge planting to the common boundary with No.165, will offer the occupants of the neighbouring dwellings on either side sufficient protection from being overlooked. As such, the proposal is considered not to cause significant harm to the neighbouring private amenity in terms of overlooking and is considered to be in-keeping with the wider aims of Core Strategy policy P10, saved UDP policy GP5, and HDG2 of the Householder Design Guide.

Overshadowing and Dominance

40. The proposed extension is a single storey structure that will be situated 2m (approximate) away from the boundary with No. 165 and approximately 3.3m away from No.139. It is also noted that the ground levels will be increased approximate 0.6m around the patio area and that No.165 is set at a lower level and that No.141 is set at a higher level from the application site.
41. Despite the increase in ground levels, the extension will still sit below the first floor level of the main dwelling and thereby appear as a single storey structure, and whilst also considering the fact that No.139 is located at a higher level compared to the application site and that the proposal will not project out a significant distance beyond the rear wall of No.165, it is considered that the proposal will not raise issues of overshadowing or dominance. Furthermore, the gardens are north facing therefore the levels of overshadowing is not likely to be significant through the day. The proposal is as such in keeping with the wider aims of Core Strategy policy P10, saved UDP policy GP5, and HDG2 of the Householder Design Guide.

Parking and Highway Safety

42. Core Strategy policy T2 and the policies and guidance contained within the Householder Design Guide and Street Design Guide 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.
43. 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 and the Street Design Guide. The proposal also complies with Policy BE3 of the Alwoodley Neighbourhood Plan, which aims to reduce on-street congestion.

Private Garden Space

44. There will be adequate private garden space retained at the site for the enjoyment of the occupiers after the development takes place.

Public Representation

45. The comments made that the proposal will harm vegetation along the boundary, adversely impact the street scene and with regards to the scale of the development, have been discussed and addressed within the report.
46. The Parish Council has commented that the proposal will be harmful to wildlife. There is no evidence of any protected species living or using the site, and therefore little weight is given to this concern.
47. Comments have been made that the plans do not clearly show which trees and shrubs are to be retained and removed. The plans do indicate the most prominent plants that area to be removed. However, it is noted that there is smaller ornamental vegetation that is likely to be removed but not indicated on the plans. However, as this vegetation is not protected under legislation nor does it hold significant visual amenity value, it is considered that plotting these on a plan is not necessary.

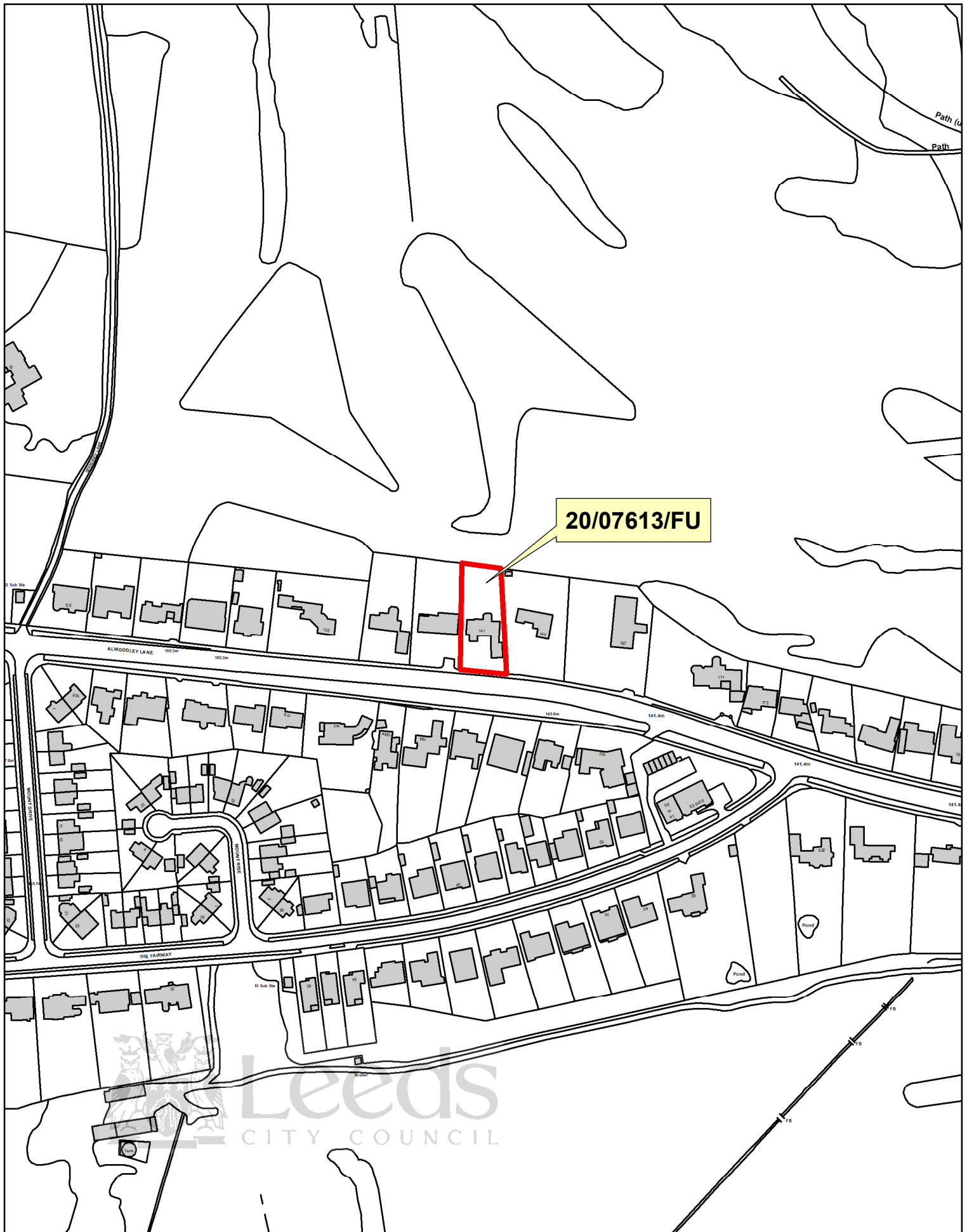
CONCLUSIONS

48. It is considered that the proposal is of a sympathetic design; that it will not lead to a significantly harmful impact in relation to neighbouring amenity; and that the planting located along the common boundaries are sufficiently protected with the recommended conditions. Furthermore, the proposal will allow for sufficient outdoor amenity and car parking provision to be retained. Subject to the conditions outlined at the beginning of this report, and taking into account all the relevant planning policy and material considerations, the proposal is recommended for approval.

Background Papers:

Application file 20/07613/FU

Ownership certificate: Signed by Agent Mr Newby



NORTH AND EAST PLANS PANEL

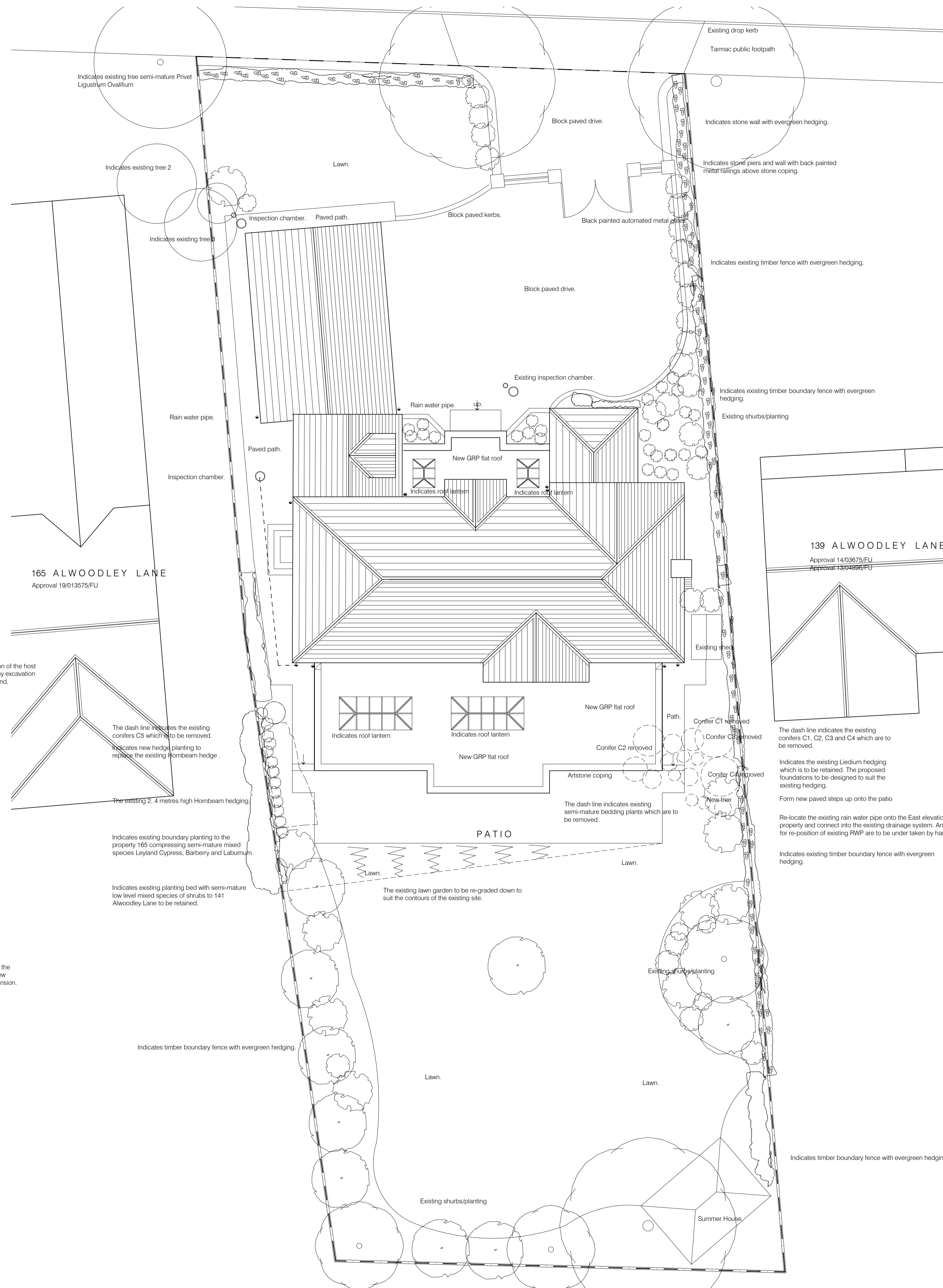
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Page 63

SCALE : 1/2500





Indicates the existing timber boundary fence with evergreen hedging are to be retained.

Re-locate the existing rain water pipe onto the East elevation of the host property and connect into the existing drainage system. Any excavation for re-position of existing RWP are to be undertaken by hand.

Form new patio area to be set 30mm down from the existing extension finish floor level and laid to fall away from the extension to prevent standing water

Form low level retaining wall to the side of the new patio area.

New paved patio to match the existing.

During the construction phase to supplement the existing timber boundary fence temporary protective barriers will be provided and installed in accordance with BS 5837 2012.

The existing lawn garden to be re-graded down to suit the contours of the existing site.

During the construction phase to supplement the existing timber boundary fence temporary protective barriers will be provided and installed in accordance with BS 5837 2012.

Please note the proposed extensions excavations works to the for the new foundations are the East Elevation are to be undertaken by hand only.

The surface water drawing from the proposed extension to the east elevation are to be re-use the existing drainage. No new drainage runs will be formed to East wall of the proposed extension.

The dash line indicates the existing conifers C5 which are to be removed.

Indicates new hedge planting to replace the existing Hornbeam hedge

The existing 2.4 metres high Hornbeam hedging

Indicates existing boundary planting to the property 165 comprising semi-mature mixed species Leyland Cypress, Barberry and Laburnum.

Indicates existing planting bed with semi-mature low level mixed species of shrubs to 141 Alwoodley Lane to be retained.

Indicates timber boundary fence with evergreen hedging.

The existing lawn garden to be re-graded down to suit the contours of the existing site.

The dash line indicates the existing conifers C1, C2, C3 and C4 which are to be removed.

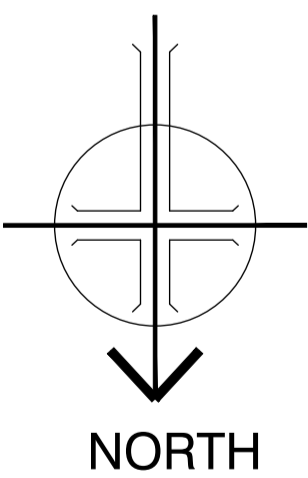
Indicates the existing Liedium hedging which is to be retained. The proposed foundations to be designed to suit the existing hedging.

Form new paved steps up onto the patio

Re-locate the existing rain water pipe onto the East elevation of the host property and connect into the existing drainage system. Any excavation for re-position of existing RWP are to be undertaken by hand.

Indicates existing timber boundary fence with evergreen hedging.

Indicates timber boundary fence with evergreen hedging.



PROPOSED SITE PLAN
Scale 1:100

General:
No dimensions shall be scaled from this drawing and the Principal Contractor is responsible for checking all dimensions and levels on site before commencement of the any works, all dimensions on site before commencing any works.

Rev	Description	Date
A	Updated following Client consultation.	16-11-2020
B	The remove conifers and shrubs added to the plans as requested by Leeds Planning.	07-01-2021
C	The path & steps to the East elevation removed & path added to the West elevation as requested by Leeds Planning.	21-01-2021
D	First Floor Balcony to Master bedroom omitted.	25-01-2021
E	Amended in accord with Leeds Planning Requirements.	28-01-2021

Planning Issue
JNDesign Studio

Project: Mr & Mrs Neil Dunning
141 Alwoodley Lane, Alwoodley Leeds LS17 7PG
Title: Proposed Site Plan
Scale: 1:100@A1
Drawing No: 19/14 - 20 - Revision E

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