



Report of the Chief Planning Officer -

SOUTH & WEST PLANS PANEL

Date: 9th July 2015

Subject: Appeal decision for the appeal lodged by Dr Lesley Sunderland against the refusal of application 14/04182/FU - application for two storey front and side extension with raised timber deck, to detached house at 10 Hillcrest Rise, Leeds. LS16 7DL

APPLICANT

Dr Lesley Sunderland

DATE VALID

16th July, 2014

TARGET DATE

6th October, 2014

Electoral Wards Affected:

Weetwood

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

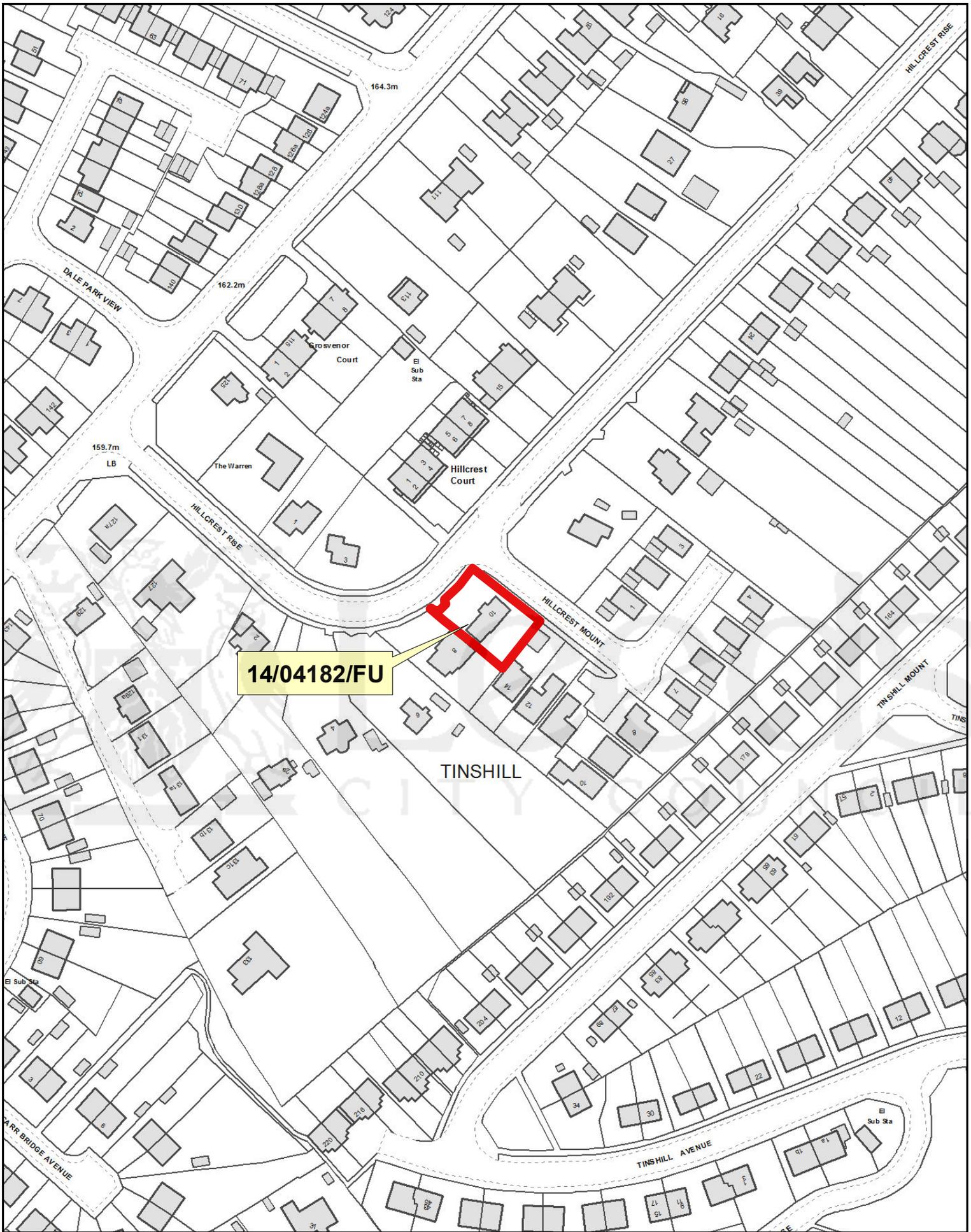
RECOMMENDATION

The appeal was allowed by the Planning Inspectorate which overturned the City Council's decision to refuse planning permission for a front extension.

Members are advised that the appeal decision therefore grants planning permission for the erection of a front extension, subject to the separate formal approval of a Method Statement relating to the design of the foundations of the extension along with the method of construction in accordance with the principles set out in the previously submitted Tree Care Company Report.

1.0 INTRODUCTION

- 1.1 A planning application for a two storey front extension was submitted to the City Council on 16th July 2014. This application was referred to the South and West Plans Panel on 6th November 2014.
- 1.2 Members may recall that the Plans Panel determined to refuse the planning application on the grounds that the extension would, as a result of its overall scale, design, form and massing, result in an unacceptable impact on the appearance and setting of the host property and visual amenity within the wider streetscene, and result in an unacceptable impact on the vitality of Trees protected by a Tree Preservation Order (TPO) along the boundary of the site.
- 1.3 The applicant subsequently appealed to the Planning Inspectorate on the grounds that the proposed special measures to protect existing TPO Trees would be sufficient to prevent any harm to existing trees and thus provide adequate levels of screening for the proposed extensions, and that the proposed front extension would not be out of keeping with the wider townscape .
- 1.4 The appeal was determined by the Planning Inspectorate on 18th May 2015, with the Appeal being allowed.
- 1.5 The Planning Inspector stated that the proposed Method Statement was considered satisfactory to prevent any loss of trees, and that this would therefore ensure that adequate levels of screening would be maintained. He also stated that the form and massing of the front extension was considered acceptable in the wider context, adding that there is a lack of uniformity within the streetscene and that the proposed extension would sit broadly level with the neighbouring property at Number 8 and provide a greater separation to the highway than the opposite dwelling at Number 5.
- 1.5 In allowing the appeal, the Planning Inspector made this subject to a condition which requires the submission of a construction Method Statement indicating details for the design of the foundations and construction methods to avoid harm to the trees, in accordance with the previously submitted Tree Care Report.
- 1.6 Members On this basis, Members are therefore advised that the proposed front extension may now proceed subject to compliance with the Inspector's conditions.



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