



Report of the Chief Planning Officer

PLANS PANEL SOUTH AND WEST

Date: 6th August 2015

Subject: 15/03304/FU – Single storey rear extension at 8 Queens Promenade, Morley, LS27 9JT.

APPLICANT

Mrs Shirley Varley

DATE VALID

4th June 2015

TARGET DATE

30th July 2015

Electoral Wards Affected:

Morley South

No

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: GRANT PERMISSION subject to the following conditions:

1. Full three year time limit.
2. Development in accordance with approved plans
3. Materials to match existing

1.0 INTRODUCTION:

- 1.1 This application seeks permission to construct a single storey rear extension to the rear of a semi-detached property.
- 1.2 This application is reported to Plans Panel in accordance with the delegated agreement as the applicant is an Elected Ward Member.

2.0 SITE AND SURROUNDINGS:

- 2.1 The application relates to a semi-detached dwelling with attached garage to the side which is located on a street of dwellings of similar size and scales but which differ in terms of their designs. The property has a south facing frontage and north facing rear garden. The property faces onto open land in the form of Scatcherd Park. The frontage is bounded by a stone wall and the front garden is extensively planted. The property has been previously extended at the rear with a two storey rear extension.
- 2.2 The property is constructed of brick with a hipped tiled roof and an attached garage to the East side of the property with a footpath which provides access to the rear.
- 2.3 The area is predominantly residential in character and the property is adjacent to, but not within the Morley Town Centre Conservation Area.

3.0 PROPOSAL

- 3.1 The proposed works consist of the following:
- 3.2 The single storey extension proposes to fill the recess at the rear of the house created by a previous two storey extension to the rear. It will be 3.5 metres deep and 2.95 metres wide and will be built in an area currently used as patio. The corner will be slightly chamfered so that it joins into the existing two storey extension. The extension will have a mono-pitched roof which will be 2.75 metres in height to the eaves and 4 metres high to the highpoint where it abuts the wall. Within the roof there will be four rooflights and to the rear there will be windows and patio doors.
- 3.3 It should be noted that the adjoining other half of the pair of semis has a single storey extension that projects out 3.1 metres presenting a blank elevation to the application property.
- 3.4 Materials are proposed to match existing.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 15/03263/DHH: 3.534m single storey rear extension, 3.522m to ridge height and 2.469m to eaves. Application returned
- 4.2 H23/523/90: Alterations and extension to form enlarged kitchen with bathroom over, to the rear of a semi -detached house. Approved: 28th August 1981

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 The only negotiations were to advise the agent that a full planning application would be required and the householder determination application (15/03263/DHH) was returned.

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 The application was advertised by neighbour notification letters sent on 10th June 2015.
- 6.2 The publicity period for the application expired on 5th July 2015.
- 6.3 No letters of representation have been received in response to the proposal.

7.0 CONSULTATIONS RESPONSES:

- 7.1 None required.

8.0 PLANNING POLICIES:

- 8.1 Section 38(6) of the Planning and Compulsory Purchase Act The Development Plan comprises of the Core Strategy, saved policies of the UDP (2006) and the Natural Resources and Waste Local Plan. The relevant policies are:

- T2 - Highways safety requires new development to be located in accessible locations that are adequately served by existing or programmed highways, by public transport and with safe and secure access for pedestrians, cyclists and people with impaired mobility.
- GP5 - seeks to ensure that development proposals resolve detailed planning considerations, including amenity.
- P10 – Good Design.
- BD6 requires all alterations and extensions to respect the scale, form, detailing and materials of the original building.
- P12 - Landscape

8.2 Supplementary Planning Guidance/Documents

Neighbourhoods for Living: A Guide for Residential Design in Leeds (SPG13)

Householder Design Guide Supplementary Planning Document

The guide gives advice on how to achieve high quality design for extensions and additions to existing properties, in a sympathetic manner that respects the spatial context. The following policies are relevant to this application.

HDG1: all alterations and extensions to respect the scale, form, proportions and the character and appearance of the main dwelling and the locality. Particular attention should be paid to:

- i. the roof form and roof line,
- ii. window details,
- iii. architectural features,
- iv. boundary treatments
- v. materials

HDG2: all development proposals to protect the amenity of neighbours. Proposals which harm the existing residential amenity of neighbours through excessive overshadowing, over dominance or overlooking will be strongly resisted.

Street Design Guide guidance on access and parking layout

8.3 **National Policy**

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. The following parts of the NPPF have been considered in on the consideration of this application.

- Requiring good design

9.0 **MAIN ISSUES**

- 1) Design and Character
- 2) Residential Amenity
- 3) Other Planning Matters

10.0 **APPRAISAL**

Design and Character

- 10.1 The National Planning Policy Framework states that “good design is indivisible from good planning” and authorities are encouraged to refuse “development of poor design”, and that which “fails to take the opportunities available for the improving the character and quality of an area and the way it functions. Leeds Unitary Development Plan Policy GP5 states that “development proposals should seek to resolve detailed planning considerations including design” and should seek to avoid “loss of amenity”. These policies are expanded in more detail within the Householder Design Guide.
- 10.2 The extension being located to the rear of the property and within an enclosed area between two other extensions means that it will have little or no impact on the streetscene. The style and design of the rear extension is considered to be in keeping with that of the existing property and subject to the use of materials that match the existing it is therefore considered that the size and scale of the extension would appear a subordinate addition to the main dwelling whilst also relating sympathetically to its built form and character as well as the pattern of surrounding development.

Residential Amenity

- 10.3 Policy GP5 (UDPR) notes that extensions should protect amenity and this advice is expanded further in policy HDG2 which notes that “all development proposals should protect the amenity of neighbours. Proposals which harm the existing residential amenity of neighbours through excessive overshadowing, overdominance of overlooking would be strongly resisted”.
- 10.4 The proposed extensions raise no significant concerns in respect of the impact upon neighbours. The rear extension sits close to the boundary but the neighbouring property has a similar single storey extension adjacent to the proposal with the

proposal projecting only 0.4 metres further than the neighbouring extension. As such, it is considered that extension would not impose undue harm to their amenity from overdominance due to this minimal projection. Furthermore, as the rear garden is North facing and the extension is single storey, there would be no overshadowing created by the proposal as the relevant garden areas would already be overshadowed by the main two storey dwellings. With regard to privacy, windows are proposed to the rear elevation only of the rear extension. These windows have direct views of the host's rear garden only and retain a distance of 10 metres to the rear boundary. As such, there will be no issues raised from overlooking.

Other Planning Matters

- 10.5 Being a rear extension, private amenity space could be impacted upon but the property benefits from a large rear garden that provides well in excess of those levels required by guidance and as such, no issues are raised in this regard.
- 10.6 The application property sits adjacent to the Conservation Area (to the front and West side of the property) but its concealed nature and lack of visibility from the street means that there will be no issues raised in this regard. There is no impact from the proposal on highway safety or trees and as a result, the application is acceptable in all other regards.

11.0 CONCLUSION

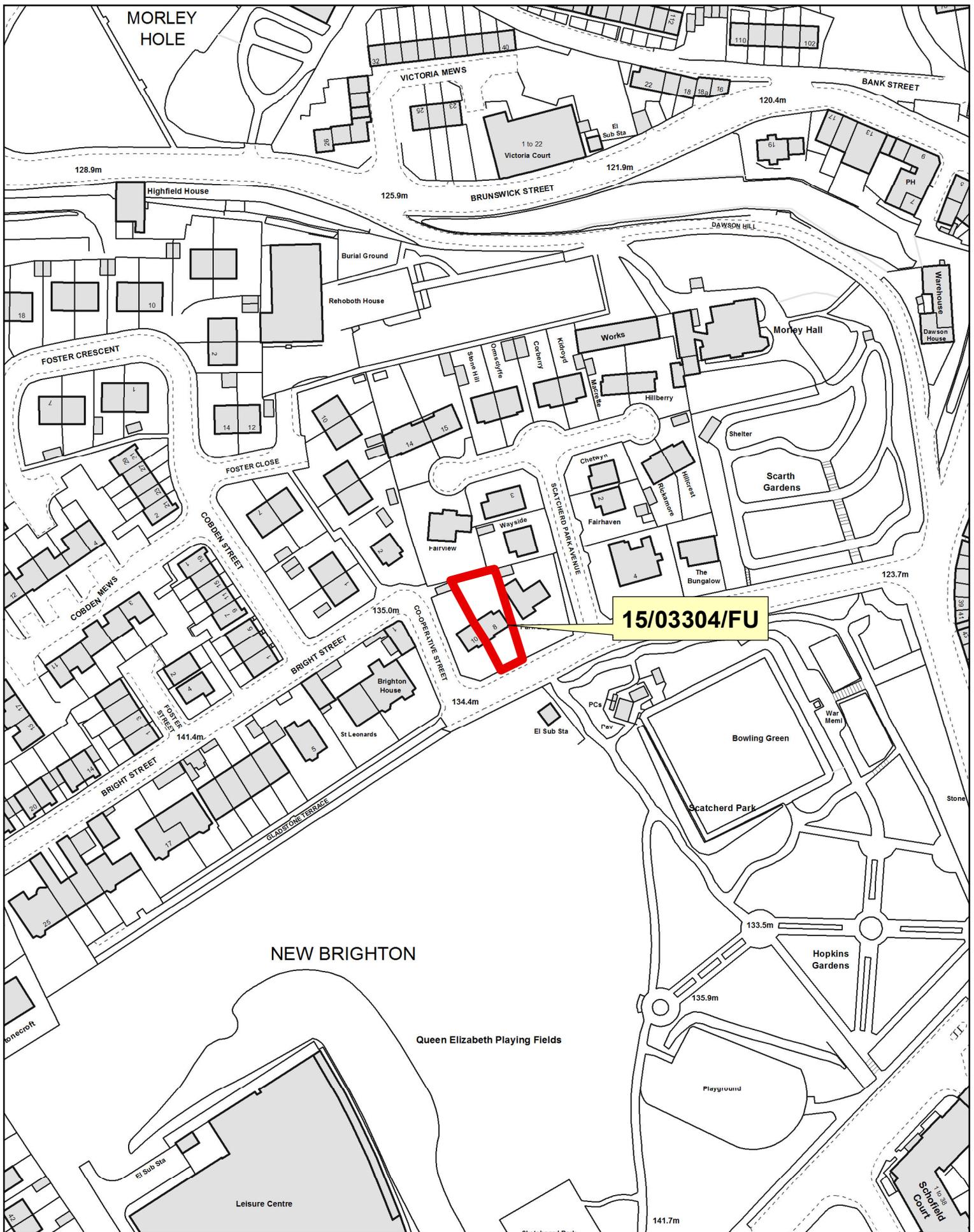
- 11.1 In light of the above, the application is considered to be acceptable. The development is not considered to be harmful to the design and character of the property nor would it have a harmful impact on the spatial character of the area and/or streetscene or neighbouring amenity. As a result, subject to appropriate conditions detailed above, the application is considered to be compliant with the relevant policies and guidance and approval is recommended.

Background Papers:

Application files 15/03304/FU/S

Certificate of ownership:

Certificate A signed by agent



SOUTH AND WEST PLANS PANEL

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