



Report of the Chief Planning Officer

SOUTH & WEST PLANS PANEL

Date: 17th March 2016

Subject: APPLICATION 16/00513/FU – Single Storey Front Extension at 37 Kirkwood Way, Cookridge, Leeds, LS16 7EU

APPLICANT

Councillor John Illingworth

DATE VALID

22nd January 2016

TARGET DATE

18th March 2016

Electoral Wards Affected:

Adel and Wharfedale

No

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

APPROVE subject to the following conditions:

- 1) 3 year time limit;
- 2) Development to be carried out in accordance with approved plans;
- 3) External materials to match those existing.

1.0 INTRODUCTION:

1.1 This application is presented to Plans Panel as the applicant is Councillor John Illingworth, ward member for Kirkstall Ward.

2.0 PROPOSAL:

2.1 The applicant seeks planning permission to construct a single storey extension to the front of a detached property. The extension will replace an existing porch allowing the existing living room to be enlarged and measure 6.8m in width, 1.9m in length and will have a monopitched roof to complement the existing roof forms at the

property. The extension will be constructed of brickwork and tiles to match those existing and include two windows in the front elevation.

3.0 SITE AND SURROUNDINGS:

3.1 The application property is a detached red brick built dwelling with a pitched roof situated in a street of dwellings of varying designs, styles and sizes. The property includes existing extensions to the side and front with generous garden areas to both the front and rear. The property is set back from the properties to both sides (at numbers 35 and 45 respectively) and includes a driveway area to front capable of accommodating at least two parked cars. The boundaries to both sides include a range of shrubs and hedging.

4.0 RELEVANT PLANNING HISTORY:

4.1 Planning Application H26/272/79 - Planning permission was granted for a two storey side and single storey front extension in 1979.

5.0 COMMUNITY CONSULTATION:

6.1 None.

6.0 PUBLIC/LOCAL RESPONSE:

6.1 The application has been publicised by means of letters sent to immediate neighbours. No representations have been submitted from any interested parties.

7.0 CONSULTATION RESPONSES:

7.1 None.

8.0 PLANNING POLICIES:

8.1 As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004 this application has to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The development plan currently comprises the adopted Local Development Framework Core Strategy (2014), those policies saved from the Leeds Unitary Development Plan (Review 2006) (UDP) and the Natural Resources and Waste Local Plan.

The Local Development Framework **Core Strategy** was adopted by the Council on 12th November 2014. The following policies contained within the Core Strategy are considered to be of relevance to this development proposal:

Policy P10 – Design

Policy P12 - Landscape

Policy T2 – Accessibility and New Development

8.2 The most relevant saved policies from the **Leeds Unitary Development Plan** are outlined below.

GP5 - Development control considerations including impact on amenity

BD6 - Alterations and Extensions

8.3 Relevant **supplementary planning documents and policies** are outlined below:

- Neighbourhoods for Living SPG (December 2003)
- Street Design Guide SPD (August 2009)
- Householder Design Guide SPD (April 2012)
- Parking SPD (January 2016)

8.4 The **National Planning Policy Framework** (2012) sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.

9.0 MAIN ISSUES:

9.1 The following main issues have been identified:

- (1) Design and Character;
- (2) Privacy;
- (3) Overshadowing and Dominance;
- (4) Parking and Highway Safety;
- (5) Private Garden Space;
- (6) Conclusions.

10.0 APPRAISAL:

1. Amenity Issues noted by the Applicant

10.1 The Leeds Core Strategy includes a number of policies relevant to design which are relevant. Policy P10 outlines a number of key principles which fall under the wider objective of ensuring new development delivers high quality inclusive design and policy P12 looks to protect the character and quality of Leeds townscapes. A number of saved UDP policies are also relevant including policies GP5 and BD6 which encourage good design. The Council's Householder Design Guide Supplementary Planning Document (SPD) includes a number of policies and detailed guidance for domestic extensions which are relevant to the proposal.

10.2 The proposed single storey front extension represents a relatively modest addition to the property which will be proportionate within this wider context. The materials proposed will match those existing and the detailing and roof form will integrate successfully with the respective features of the property. As such it is considered that the proposed extension represents an acceptable addition which will respect the character of the existing property and wider streetscene and meet the wider aims of Core Strategy policies P10 and P11, saved UDP policies GP5 and BD6, policy HDG1 of the Householder Design Guide SPD, and the guidance contained within the National Planning Policy Framework in these respects.

2. Privacy

10.3 The proposed extension includes the creation of two new windows to the front. These windows will predominantly look out over the front garden of the application site and will be situated a sufficient distance from any neighbouring windows or private garden areas to prevent a significantly harmful overlooking impact. As such, the proposal is considered to sufficiently protect 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, HDG2 of the Householder Design Guide SPD, and the guidance contained within the National Planning Policy Framework in these respects.

3. Overshadowing and Dominance

- 10.4 The proposed extension is relatively modest in size and will be situated a sufficient distance from neighbouring windows or private garden areas to prevent a significant overshadowing impact or loss of outlook. As such the proposal is not considered to be significantly harmful to neighbouring amenity in terms of overshadowing, a loss of light or a loss of outlook and is considered to be in keeping with the wider aims of Core Strategy policy P10, saved UDP policy GP5, HDG2 of the Householder Design Guide SPD, and the guidance contained within the National Planning Policy Framework in these respects.

4. Parking and Highway Safety

- 10.5 Core Strategy policy T2, saved UDP policy T24 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.

- 10.6 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, saved UDP policy T24, and the guidance contained within the Householder Design Guide SPD, Street Design Guide SPD and the NPPF.

5. Private Garden Space

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

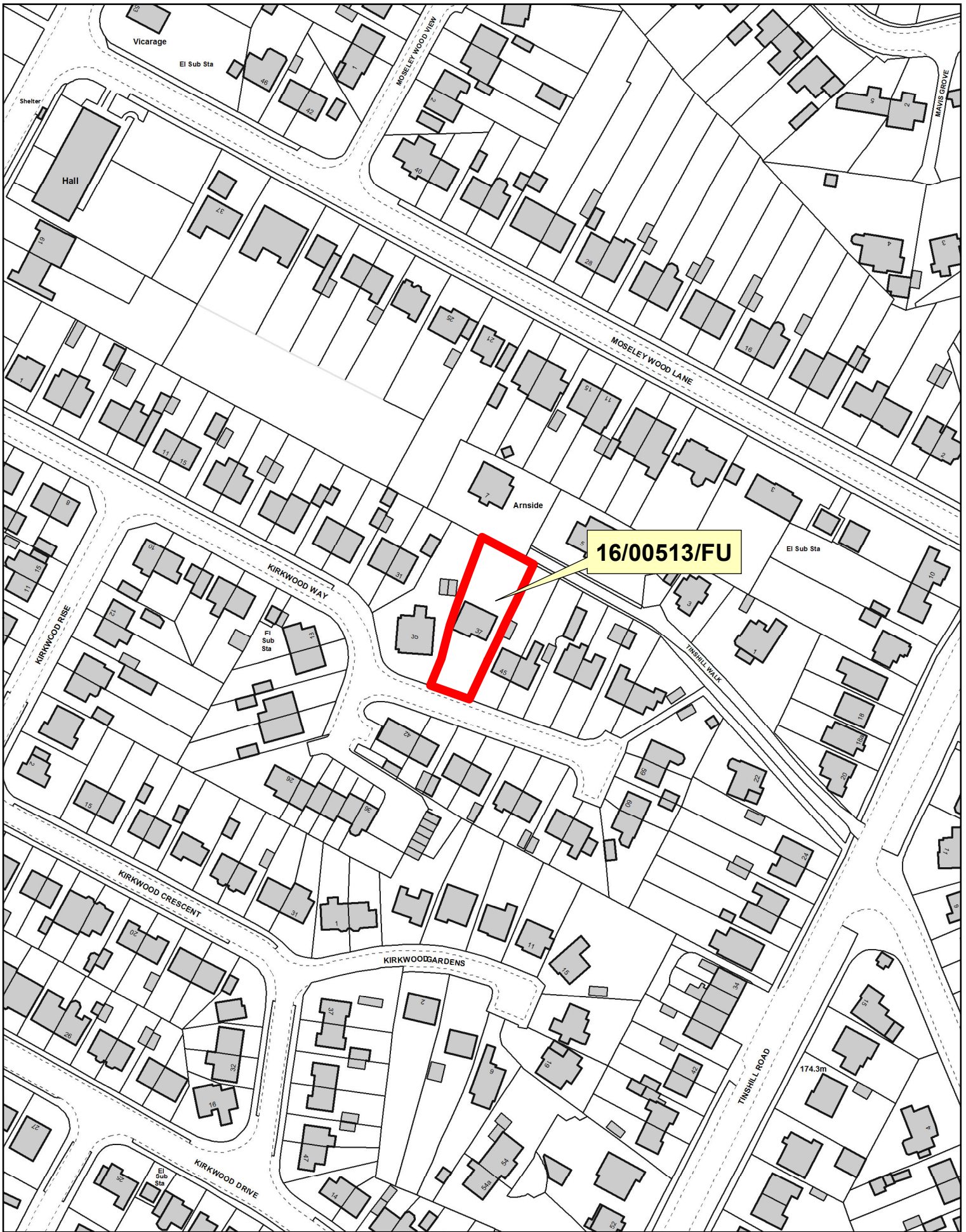
11.0 6. CONCLUSIONS

- 11.1 The proposed extension is of a sympathetic design and style, will not lead to a significantly harmful impact in relation to neighbouring amenity, and 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 a planning approval.

Background Papers:

Application file;

Certificate of Ownership.



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