

Report of the Chief Planning Officer

NORTH AND EAST PLANS PANEL

Date: 19th October 2017

Subject: 17/01773/FU – Construction of detached two storey house and detached double garage including demolition and replacement of existing garage at, 48 Main Street, Thorner, LS14 3BU

APPLICANT	DATE VALID	TARGET DATE
Mr & Mrs Hammond	4 th April 2017	30 th May 2017

Electoral Wards Affected:

Harewood

☐ 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. 3 year time limit for commencement;
2. Plans to be approved;
3. Materials to be approved prior to commencement;
4. No further insertion of windows to the first and second floor of the southern elevation;
5. Boundary treatments to be agreed and implemented prior to occupation;
6. Boundary treatments to be retained unless otherwise agreed in writing;
7. Implementation of rumble strip prior to first occupation;
8. Arboricultural method statement for construction;
9. Feasibility study of infiltration drainage prior to commencement;
10. Development shall not commence until a scheme for surface water drainage has been submitted to and approved in writing;
11. Contaminated land conditions;
12. Archaeological watching brief.

1.0 INTRODUCTION:

- 1.1 This application seeks planning permission for the construction of a new house and garages within a rear garden in Thorner's Conservation Area. Councillor Rachael Procter has requested that the application be brought to Plans Panel due to concerns about the impact of the development upon a designated heritage asset.
- 1.2 The application proposes a contemporary design which has raised objections from local residents, and concern has also been expressed about the scale of the proposal, the loss of green space and habitats, parking, traffic movements, drainage and overlooking.
- 1.3 As will be outlined below the application is not considered to cause harm to the character of the conservation area, neighbouring amenity nor highway safety and as such complies with the relevant policies and guidance and is recommended for approval.

2.0 PROPOSAL:

- 2.1 The dwelling that is proposed has been designed to resemble two link-detached gabled houses. There is one larger, principal element to the south of the site and a smaller, secondary element to the north. These are linked by a recessed element which includes the front and rear doors, articulated by a two storey flat roofed projection. The smaller element has an eaves height of 5.6m and a ridge height of 10.0m, and the larger element has an eaves height of 6.1m and a ridge height of 10.5m. The main two storey element of the property measures 19.3m in width and 8.7m in depth.
- 2.2 Single storey, flat roofed additions project to the south side and the rear providing additional ground floor accommodation, and the southern section includes a large chimney/flue. This southern most wing is 7.8m in width and 15.5m in depth, and the rear element projects 10.6m.
- 2.3 A detached double garage is proposed to the south-western section of the site which measures 7.0m in depth, 7.14m in width and its flat roof rises to a height of 3.5m. A mix of materials are proposed, with stone to the lower portion of the walls, timber to the upper and a slate roof.
- 2.4 The existing plot will be subdivided to form two planning units, with a new single garage and a new private garden formed for number 48. The new dwelling is intended to form a family dwelling for the current occupants of number 48.

3.0 SITE AND SURROUNDINGS:

- 3.1 The application relates to the rear garden of 48 Main Street, which is a gabled, dwelling constructed of locally sourced natural stone in a vernacular style located within the heart of Thorner Village. The house, like the majority of buildings along the length of Main Street is pavement fronting historic dwelling, with a long linear rear back garden. The house has a balanced form with a central front door and chimneys to either gable end and includes wooden sash windows with flat arched heads. The property is essentially semi-detached and its neighbour is a later, more polite property which displays a similar balance but includes drip moulding and dentil detailing.

- 3.2 The property benefits from a long rear garden which is part of the historic plan form of burgage plots along Main Street. The garden is significantly wider than the house, and clearly incorporates what was once the linear plots to the rear of number 50 and 52 Main Street. The garden includes a detached outbuilding and swimming pool as well as established vegetation. Its boundaries are formed by a mix of fencing, walling and vegetation and the land levels gradually fall away at the northern end of the garden, toward Mill Beck. Neighbouring dwellings are located to the immediate side of the property, and detached outbuildings within neighbour gardens are also present, including the garage to the rear of 44-46 Main Street for which a CLE for a C3 planning unit has been consistently refused. A new dwelling has been granted planning permission on appeal at 58 Main Street, which direct abuts the south-western boundary.
- 3.3 The application site is located within Character Area one (CAAMP) which is characterised by groups of pavement fronting buildings in a vernacular style, separated by narrow access points to the side, and the linear nature of the plots which run back toward Butts Garth and Carr Lane. The buildings along Main Street display a variety of scales and heights, and whilst the majority are orientated so that their roof planes fall away from the road some do include front gables. There is thus a varied roofscape, and other details such as bay windows, wagon arches, fanlights, and odd commercial detail such as shopfronts and signage creates further visual interest.
- 3.4 The Thorner Conservation Area Appraisal and Management Plan (CAAMP) identifies the historic feel of Main Street, noting it to be a wide, open road with deep footpaths. It goes on to state that the buildings flanking the street appear to present an unbroken architectural barrier, but that glimpses between the buildings and to the open space beyond are important (p7). There is however a character of infill development to the rear of Main Street, particularly to the north-eastern section of the street, where houses between Main Street and Butts Garth are an established part of the character of the area, and also to the northern side where the glimpses between the buildings are not so much of open space but of other houses. The CAAMP identifies the tree lined Mill Beck between Main Street and Carr Lane as an important area of Green Space. The properties along Main Street are identified as positive buildings, and some including 39 Main Street are listed.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 Number 48 Main Street has constructed domestic extensions over the years which include alterations to the outbuilding, and these are outlined at paragraph 4.3 below. Of perhaps more relevance to the application are the history of planning permissions that have allowed infill development to the rear of Main Street and these are outlined at paragraph 4.2 below. These include a refused application for an infill dwelling that was allowed on appeal, with the Inspector noting that backland (infill) development is a well-established feature of the village.
- 4.2 Wider Planning History:
- | | |
|-------------|---|
| H33/319/86/ | Laying out of access and erection of 4 bedroom detached house with attached garage, to vacant site.
Approved |
| H33/316/90/ | Four bedroom detached house with attached double garage to vacant site.
Approved |

H33/22/91/	One 4-bedroom detached house, with attached double garage, to vacant site. Approved
14/00960/FU	New detached dwelling to rear with detached double garage and associated landscaping; demolition of modern additions to existing barn; single storey side extension and convert existing barn to study and garage Refused (Appeal Allowed with Costs)
15/06291/FU	Construction of a detached house and garage in the garden of the existing house, demolition of existing garage and outbuildings and construction of a new carport for the existing house Approved
4.3	48 Main Street - Planning History:
33/292/92/FU	Two storey rear extension Approved
33/40/93/FU	Two storey rear extension Approved
33/224/94/FU	Reconstruction of outbuilding Approved
33/433/04/FU	Detached garage to rear Approved
12/01632/FU	Single storey side extension to detached annexe Approved

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 As originally submitted the proposed dwelling had a very different design and included triple gables, including a large central projecting gable with double storey glazing. Officers were concerned that this did not appropriately reference the simple vernacular of the village and was an out of character addition. Concerns were also raised about the scale of the dwelling. No particular concerns were regarding the principle of infill development, nor a contemporary approach.
- 5.2 The design now proposed is the result of the meeting and its scale has also been reduced, with the overall width of the two storey elements being reduced from 23m to the current 19m, and the roof scape altered to significantly reduce the bulk and mass of the development. As will be outlined below officers are now content that the development represents a neutral addition to the Conservation Area.

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 The application has been advertised by site notice, in the Yorkshire Evening Post and also by neighbour notification letter. Following receipt of revised plans the application has been re-advertised by writing to those initially consulted by letter as well all those who have made a representation.

- 6.2 Councillor Rachael Procter has raised concerns regarding the design of the proposed dwelling, the use of timber cladding, the scale and height of the development, and the subsequent impact upon the Conservation Area.
- 6.3 The Parish council raise concerns regarding the submitted plans and the proposed design and materials.
- 6.4 Four objections have been received, two from the dwellings to the immediate rear, one from a dwelling on Carr Lane and one from a property to the south side of Main Street.
- The occupants of The Cottage, Carr Lane raise concerns regarding loss of green space, scale, design, materials and parking.
 - The occupants of 17 Main Street raise concerns regarding loss of green space, scale, design, drainage and overlooking.
 - The occupants of 2 Virginia Terrace raise concerns regarding the plans not being to scale, loss of green space, scale, design, overlooking and parking.
 - The occupants of 4 Virginia Terrace raise concerns regarding loss of habitats, scale, materials, and parking.

7.0 CONSULTATIONS RESPONSES:

- 7.1 Nature Conservation: No objection
 FRM: No objection subject to conditions relating to infiltration drainage
 WYAS: No objection subject to conditions
 Contaminated Land: No objection subject to conditions
 Landscape: No objections
 Highways: No objection subject to the provision of a rumble strip
 Conservation (surgery): No objections to the revised plans
 Design (surgery): No objections to the revised plans

8.0 PLANNING POLICIES:

- 8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Leeds currently comprises the Core Strategy (2014), saved policies within the Leeds Unitary Development Plan (Review 2006) and the Natural Resources and Waste Development Plan Document (2013) and any made Neighbourhood Development Plan. Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 requires development, as a whole, to preserve the appearance and character of Conservation Areas

Local Planning Policy

- 8.2 The following Core Strategy policies are relevant:

- SP1: Seeks to concentrate the majority of new development within the main urban areas and ensure that development is appropriate to its context.
 SP6: Housing requirements and the allocation of housing land
 SP7: Distribution of housing land and housing allocations.

H1	Seeks to ensure the managed release of sites in accordance with Spatial Policy 7.
H2	Windfall housing sites.
P10:	Seeks to ensure that new development is well designed and respect its context.
P11:	Seeks to ensure that the city's heritage assets are preserved and enhanced
P12:	Seeks to ensure landscapes are maintained.
T2:	Seeks to ensure that new development does not harm highway safety.
EN1	Climate change
EN5	Managing flood risk

The following Natural Resources and Waste Local Plan policies are also relevant:

Land 1:	Seeks to ensure sites are appropriately remediated for their end use.
Water 7:	Seeks to managed surface water run-off

The following saved UDP policies are also relevant:

GP5:	Seeks to ensure that development proposals resolve detailed planning considerations, including amenity.
BD5:	Seeks to ensure new development protects amenity.
LD1:	Seeks to provide appropriate landscaping and to protect existing vegetation

Emerging Site Allocations Plan:

The submission draft plan was formally submitted to the Secretary of State for Communities and Local Government on 5th May 2017 and the hearing sessions (omitting housing sites) are likely to take place in Autumn 2017. The plan is now highly advanced and has material weight in considering planning applications.

The site is unallocated within the SAP.

Supplementary Planning Documents/Guidance

Street Design Guide (SPD – adopted 2009)
SPD Leeds Parking (SPD – adopted 2016)

SPG13	Neighbourhoods for Living (adopted December 2003 (memorandum 2015))
SPG22	Sustainable Urban Drainage (adopted 2004).

Thorner Conservation Area Appraisal and Management Plan (approved as a material planning consideration 2009)
Thorner Village Design Statement (approved as a material planning consideration 2011)

National Planning Policy

- 8.3 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.

- 8.4 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 Framework, the greater the weight that may be given. It is considered that the local planning policies mentioned above are consistent with the wider aims of the NPPF. Sections 7 (Design) and 12 (conserving and enhancing the historic environment) are relevant to the consideration of this application.
- 8.5 The Planning Practice Guidance (PPG) in March 2014 provides comment on the application of policies within the NPPF. The PPG also provides guidance in relation to the imposition of planning conditions. It sets out that conditions should only be imposed where they are necessary, relevant to planning and; to the development to be permitted; enforceable; precise and; reasonable in all other respects.

9.0 MAIN ISSUES

- 1) Principle of Development/Housing Delivery
- 2) Design and Character / Conservation Areas
- 3) Residential Amenity
- 4) Highway Safety
- 5) Representations
- 6) Other Matters

10.0 APPRAISAL

Principle of Development

- 10.1 Sustainable Development is a key aspect of the current planning policy framework at both national and a local level. Spatial Policy 1 of the Core Strategy seeks to ensure that new development is concentrated in the main urban areas in order to ensure that shops, services and public transport are easily accessible. Thorner is not part of the main urban area and is categorised as a village within the Core Strategy which means it is essentially a residential settlement with some limited services. Thorner includes including a doctor's surgery, village shops, pubs, a restaurant/bar and a school. The village also lies relatively close to Leeds and is served by a regular bus service.
- 10.2 Policy H2 of the Core Strategy is applicable and this notes that housing on non-allocated sites will be acceptable in principle provided that the number of dwellings does not exceed the capacity of transport, educational and health infrastructure. In addition this policy notes that greenfield land should not be developed if it has an intrinsic value as amenity space, for nature conservation or makes a valuable contribution to the historic or spatial character of the area.
- 10.3 Objections have been raised regarding the impact of the development upon highway safety and the capacity of Main Street to accommodate additional traffic movements, however it is unlikely that one new dwelling within the village will have an appreciable impact upon the capacity of the local transport network. Furthermore Highway Officers have raised no objection to the proposal, noting that sufficient parking and manoeuvring room have been provided within the site.

- 10.4 Concern has also been raised regarding the principle of allowing additional infill development that would erode a green space within the village, with attention drawn to the Village Design Statement which explicitly identifies Mill Beck as an important area of green space (p22). The VDS does not include any maps which identify this area of space but identifies it is described as being “a well tree lined green wedge bordering the Mill Beck linking the Green Belt to the west with Bowling Green, a protected greenspace, at the rear of the Mexborough Arms”. Using this description it is considered that this equates to the important green space identified in the map on page 8 of the CAAMP. This area of space does not include the rear gardens of the properties along the north side of Main Street and the proposed new house does not lie within this green area, nor harmfully affect its biodiversity and ecological value. The impact upon the spatial character of the Conservation Area is also considered to be acceptable, and this will be discussed in detail in paragraphs 10.7-10.13 below. Therefore it is not considered that the application would harmfully affect greenfield land which has value for nature conservation and the creation of spatial character.
- 10.5 It should also be noted that housing delivery is a key element of current planning policy. Although the site is not allocated villages around Leeds will be subject to some modest house building and windfall sites such as that of the application will be important to the on-going delivery of housing over the plan period. The fact that the application could deliver housing is a positive factor which must be given some weight, albeit this is limited by the fact this is a single dwelling. The Village Design Statement also gives general support to the provision of new housing, noting on page 27 that a balanced provision of housing should be maintained and that “future infill should prioritise smaller / affordable housing to counter the trend towards infill of large and, inevitably, more expensive houses”. Whilst this desire to restrict expensive housing is noted, it is not possible for planning policies to regulate the market in quite such a specific way. As noted above the application complies with the Core Strategy Policies in respect of windfall housing, and as such, the principle of developing the site for a house is considered to be acceptable and the potential delivery of housing is a factor which provides some weight in support of the scheme.

Design and Character

- 10.6 As noted above the application property is within Thorner's Conservation Area and is identified as a positive building, with other positive and listed buildings forming the frontage along Main Street. S72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty upon the decision maker to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. That statutory framework is reinforced by the National Planning Policy Framework (the Framework) at Section 12. Core Strategy policy P11 and saved UDP policy N19 reflect this special duty and seek to ensure that development is appropriate to its context and preserves the city's heritage assets. This duty is also carried forward in Core Strategy policy P10 and saved UDP policy GP5 which seek to ensure that development is of high quality and appropriate to its context.
- 10.7 The new dwelling that is proposed is undoubtedly a large structure, both in relation to its footprint and its overall height, and this is of clear concern to local residents. The majority of objections that have been received relate to the originally submitted plans, in which a larger, triple gabled property with large areas of glazing was proposed. In its revised form the dwelling has been designed to suggest two

linked, gabled houses in which a secondary, subordinate dwelling lies to the side of a larger, principle dwelling. This design reflects the pattern of development along Main Street, where houses of differing eras and different scales sit adjacent to each other, producing a variety of ridge heights and thus a varied roofscape. The revised design also reflects the simple, gabled vernacular form of houses within the historic core. This design also better responds to the internal layout of the house and the way in which it will function as a multi-generational property. The smaller, subordinate element will form semi-independent living space for elderly relatives, and this internal arrangement is thus legible within the external appearance of the property.

- 10.8 Turning then to the matter of the scale of the proposal. At an overall maximum height of 10.0m to ridge the house will be taller than most other properties within the village, however height in and of itself is not an indicator that a development will appear out of scale. A variety of other factors, such as how the development will be viewed contextually, the space in which it sits and the articulation of its facades also need to be taken into consideration. The dwelling will not be particularly visible from public space and indeed the almost 'unbroken architectural barrier' of the properties along Main Street mean that the only element of the house that may be visible will be the ridge line and upper gable, and any glimpses that may be possible along the ginnel will be similar to other views of infill development along Main Street. Views of the house will be possible from the public footpath to the north of the site that connects Main Street to Carr Lane, however these views will be mitigated by distance, and the new dwelling will also be read within the context of the stone built Virginia Terrace and the general collection of infill and backland developments within the area. The footpath leads from the pavement fronting buildings of Main Street and retains a very strong sense of enclosure created by built structures until a point to the north of Virginia Terrace, and the proposed new dwelling will not alter the spatial experience of users of the footpath.
- 10.9 As has been acknowledged the footprint of the dwelling is large, however the bulk of this is single storey development, with a single storey projection appended to each of the main two storey elements. These two storey structures are separated by a recessed link which means that are clearly read as separate elements and this helps to significantly lessen their visual mass. As can be seen from the submitted site plan the footprints of each separately articulated two storey element are not excessive, and indeed are comparable to surrounding historic buildings. The single storey elements must clearly be taken into consideration as part of the overall scale of the building, however these are also clearly subordinate, secondary structures. The use of recessed elements within the building's façade means that these are clearly defined as separate elements, and at no point does the viewer attempt to read the whole building as an unarticulated, singular mass.
- 10.10 The new dwelling is also sited appropriately within the plot, continuing the linear nature of the burgage plot, and set an appropriate distance from the boundaries and other developments so as to prevent a sense of visual overdominance or overdevelopment. The house is set further back into the site than other similar developments within the vicinity, however having found that infill development within rear gardens is acceptable, with the tree line Mill Beck as the important area of open space that should be protected, it is difficult to find a compelling reason why infill development that does not impinge upon the Mill Beck would be unacceptable. For the reasons outlined above the form and siting of the new dwelling is not considered to be harmful.

- 10.11 Concern has also been raised about the detailed design of the property and the use of a 'modern' or 'contemporary' design. Much of the concern appears to relate to the previous design of the house, with its three gables and large areas of glazing. The revised design does still include glazing with the side gables of the house and the proposed palette of materials includes stone to the lower portion of the walls with vertical timber cladding to the first floor and upper portions of the gables. Whilst the use of timber cladding within Thorner is not usual, it cannot also follow that the use of timber is therefore harmful. The new house is set within the rear garden of a rural village, and the tree lined Mill Beck forms part of the wider site context. Against this landscape context timber cladding of an appropriate tone (eg not starkly pale or deeply red) will not appear as visually intrusive. It is also accepted that second floor glazing is also not typical of Thorner, however again the test that must be applied is not whether the new house will be different to others within the area, but whether this difference causes harm to the character of the Conservation Area. With the revised design the house has two side facing gables, one within the principle element facing broadly south, and one within the secondary element facing broadly north. The only second floor glazing that is now proposed is to the secondary, northern gable where two trapezoid windows are shaped to the angle of the gabled roof. Whilst these are unusual, and are not a traditional window form it is difficult to suggest that two shaped windows, within a secondary, northern facing gable that will be glimpsed very obliquely from a footpath approximately 40m away will be so substantially harmful that refusal would be warranted. It is also noted that some concern has been raised about the use of the roofspaces of the house for second floor accommodation, however it is not at all unusual for the roofspaces of dwellings to be used in this manner, and indeed it is clear from the presence of dormers to the roof of Virginia Terrace and roof lights within Kirklands that roofspace within even historic properties is being utilised in this way.
- 10.12 As such the new dwelling is not considered to be an out of scale, nor out of keeping addition to the Conservation Area, and as such must be said to preserve its character. The new house does not directly reflect a traditional palette of building materials, nor a traditional design, however it is clear that the revised design attempts to respond to the architectural, spatial and landscape context of the site, and does so in a manner which preserves the character of the Conservation Area. It should also be noted that even if Members are minded to consider that the development does cause some harm to the Conservation Area, as directed by paragraphs 133-134 of the Framework local planning authorities should refuse development that causes substantial harm, however where a development is found to cause less than substantial harm this must be weighed against any identified public benefits of the proposal. In this instance the provision of housing is a public benefit which must be given some weight.

Residential Amenity

- 10.13 As outlined within Policy P10 of the Core Strategy and saved policy BD5 of the UDP, as well as advice within Neighbourhoods for Living new development must provide an adequate standard of amenity for future residents as well as existing neighbours. There are no concerns about the standard of accommodation within the new dwelling as the rooms are of a good size with adequate light penetration, and a generous garden is being provided. The house has been sited a sufficient distance within the plot to allow 48 Main Street to retain an appropriately sized garden, and the only new upper floor window within the southern facing gable serves non-habitable space (a staircase) and thus will not cause harm thorough

overlooking. The new dwelling is also sited a sufficient distance from surrounding dwellings that their outlook will not be unreasonably compromised, nor will main windows nor main amenity space be unreasonably overshadowed or overdominated.

- 10.14 The new house does include windows that face directly toward neighbouring gardens, and whilst those at ground floor can be adequately screened by an appropriate form of boundary treatment, this is obviously not the case for the new first floor windows. As shown on the site plan, the house is located approximately 8.3m from the eastern side boundary and 20.0m from the western boundary, distances which meet or far exceed the required 7.5m from secondary windows to neighbouring boundaries as set out within Neighbourhoods for Living. Furthermore, the eastern facing windows which retain the shorter distance of 8.3m are tertiary windows serving dressing and ensuite areas and thus actually require only 2.5m to the boundary. The northern facing first and second floor windows will potentially allow oblique views toward the rear of Virginia Terrace however these windows retain at least 9.5m to the boundary, and with a separation distance of approximately 20m between dwellings, no significantly harmful overlooking is anticipated. As such the new dwelling is not considered to cause harm to residential amenity.

Highway Safety

- 10.15 Policy T2 of the Core Strategy and saved UDP policy GP5 require that developments protect highway safety. Concern has been raised by local residents that the new dwelling will lead to additional on street parking on Main Street and more generally increase traffic within the village. As noted above (paragraph 10.3) it is not considered that one new dwelling will appreciably increase vehicle movements in the village, nor have a detrimental impact upon the local bus service, and as such the new house will not have a harmful impact upon the existing transport infrastructure.
- 10.16 It is generally expected that family houses will provide two off-street car parking spaces and the application proposes a new build single garage for the existing house at 48 Main Street and a double garage for the new house. The single garage at 48 Main Street includes sufficient space to its frontage to park at least one additional car, and adequate space within the site to turn cars around so that vehicles can exit in a forward gear. As such the application provides sufficient off-street parking spaces for the existing dwelling.
- 10.17 The new build house is to provide living space for a multi-general family, and within the context of a rural village it is quite likely that elderly relatives will retain at least one car to enable a semi-independent living arrangement. As such it is not unreasonable to request that at least three off-street parking spaces are provided, which the site can clearly accommodate. As such it is not anticipated that the application will lead to additional on-street parking. The access point onto Main Street is a single track ginnel, with limited visibility as cars progress down the driveway, although adequate visibility is attained once cars are beyond the building line. As noted by Highway Officers the provision of a rumble strip to ensure that traffic is moving slowly as cars approach the pavement will help to ensure that conflict between vehicle movements and pedestrians is minimised, and thus subject to conditions the development does therefore acceptable in this regard.

Other Matters

- 10.18 Contaminated land, flood risk management and landscaping are all material issues that must also be considered. As noted within the consultation responses from contaminated land and flood risk management colleagues there are no significant concerns in relation to these matters, subject to the imposition of conditions which are noted at the header of this report. Policies P12 of the Core Strategy and saved UDP policy LD1 seek to ensure that the quality and character of Leeds' landscapes are retained. The upper portion of the development site does project toward the tree lined open space of Mill Beck and the mature trees toward the rear of the site lead into this protected landscape. The plans show that the new dwelling will be located close to the canopy of the nearest tree, however a condition requiring an arboricultural method statement for construction will ensure that the tree is retained in a healthy condition and not harmfully impacted by the works to build the dwelling. West Yorkshire Archaeology have noted the potential for beneath ground archaeology however are content for a watching brief condition to be imposed. As such the development is considered acceptable in these regards.

Representations

- 10.19 All material planning considerations raised by objectors have been discussed above. It is noted that concern has been raised about the submitted plans not being to scale, however the drawings are wholly legible CAD drawings which are to a scale of 1:200 (block plan) or 1:100 (floor plans and elevations) and thus adequately represent the proposed development.

11.0 CONCLUSION

- 11.1 The application is considered to be acceptable. The proposed new dwelling considered to preserve the character of the conservation area, and also will not cause harm to residential amenity, highway safety, flood risk, contaminated land nor the wider landscape character of the area, and thus the application is neutral in these regards. The new dwelling will make a very modest contribution to the ongoing supply of housing which provides some limited weight in support of the scheme. As such the application is considered to comply with the aims and intentions of Policies SP1, SP6, SP7, H1, H2, P10, P11, P12 T2, EN1 and EN5 of the Core Strategy, Land 1 and Water 7 of the NRWLP, saved UDP Policies GP5, BD5 and LD1, Sections 7 and 12 of the Framework and guidance within Neighbourhoods for Living, the Thorner CAAMP and Thorner VDS.

Background Papers:

Application file: 17/01773/FU

Certificate of ownership: Certificate A signed by the agent



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CONTRACTORS PLEASE NOTE:

1) Warning: no dimensions to be scaled from this drawing. All Contractors must visit site and be responsible for taking and checking all dimensions relative to this work. The Designer must be advised of any discrepancies in writing.

2) This drawing must be read in conjunction with the Specification/Bill of Quantities and related drawings. Any structural work must be carried out to the exact specification and requirements of the Client's appointed Structural Engineer, and any amendments must have his express prior written authority.

3) All structural work must be inspected at all relevant stages by the Structural Engineer and the Local Authority's Building Surveyor and comply with their requirements. Any costs and claims for damages, loss of trade, etc. incurred by failing so to do are the sole liability of the Contractor.

4) Any discrepancies between drawings and specification should be reported to the Designer prior to any work commencing.

H	PLANNING REVISIONS	16-08-17
G	PLANNING REVISIONS	20-07-17
F	BUILDING RE-DRAWN	29-06-17
E	BUILDING REDUCED	16-05-17
D	PARKING AMENDED	09-03-17
C	GATE MOVED. GARAGE AMENDED	15-02-17
B	CLIENT REVISIONS	29-11-16
A	CLIENT REVISIONS	25-11-16
REF	REVISION	DATE

NOTE - WRITTEN DIMENSIONS SHOULD BE USED IN PREFERENCE TO SCALING AND MEASUREMENTS OF EXISTING BUILDINGS SHOULD BE CHECKED ON SITE. DO NOT SCALE OFF THIS DRAWING.

PROJECT
Proposed dwelling at
48 Main Street
Thorner
Leeds
LS14 3BU
for
Mr. & Mrs. Hammond

TITLE
proposed site

DRAWN	prg	SCALE	1:200
CHECKED		DATE	oct 16
JOB No	1084	DRAWING No	02
			H

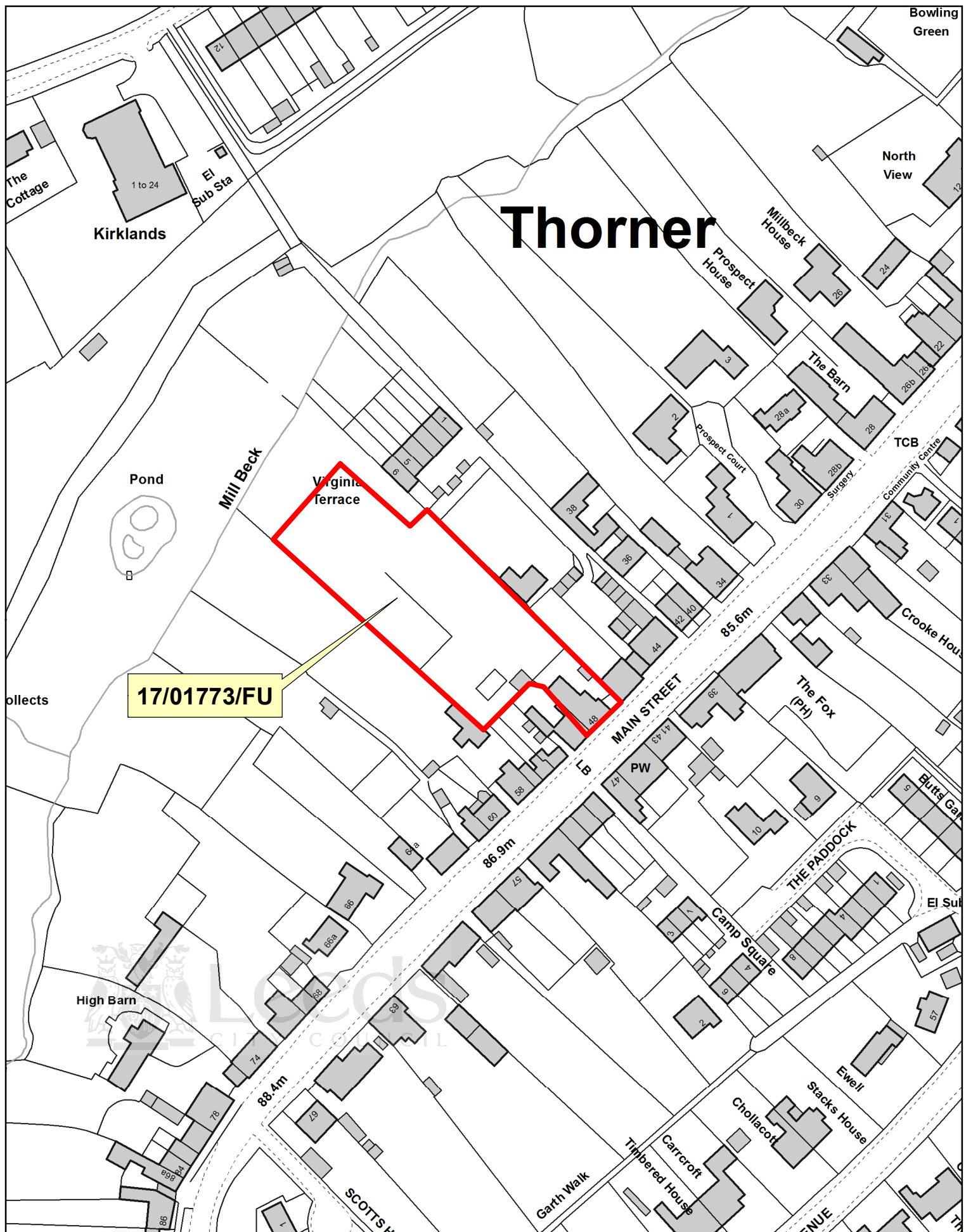
thinkdesign
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PLANNING

Application number 14/0060

86.9m



NORTH AND EAST PLANS PANEL

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SCALE : 1/1500

