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Report of the Chief Planning Officer

NORTH & EAST PLANS PANEL

Date: 26th September 2024

Subject: 24/02847/FU – Extensions and alterations to existing roof to create new first floor including hip to gable extensions to both sides, dormer window to rear and rooflights to front; new render to both sides; new windows to side and blocking up of existing window to rear; conversion of part of integral garage to habitable room; alterations to existing garage including new pitched roof and rooflights and render to front and rear elevations; widening of existing driveway including removal of part of front boundary wall at 3 North Grove Drive, Wetherby, LS22 7QA.

APPLICANT
Mr M Hoffman

DATE VALID
17.05.2024

TARGET DATE
12.07.2024, extension of
time agreed to 04.10.2024.

Electoral Wards Affected:

Wetherby

Yes Ward Members consulted (referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: GRANT planning permission subject to the conditions set out below (with amendments or addition to the same as deemed appropriate):

1. Standard 3 year time limit on permission
2. Development to be carried out in accordance with the approved plans
3. New roofing materials, brickwork, and windows to match existing, new render to be white/off-white
4. New section of the driveway to be laid out, surfaced and sealed in such a way that water or loose materials do not discharge onto the public highway.

INTRODUCTION:

1. This application is presented to North and East Plans Panel at the request of Councillor Lamb, Wetherby Ward Member, who has cited concerns relating to character, the impact on neighbours and the precedent this may set for similar, future proposals in the area.
2. Some of the matters raised by the Ward Councillor relate to material planning considerations that give rise to concerns affecting more than neighbouring properties and as such, at least in part, the request meets the criteria outlined in the Officer Scheme of Delegation. As such it is appropriate to report the application to Panel for determination.
3. The proposal seeks permission for the extension of and alteration to an existing detached bungalow and its detached garage including the creation of a new first floor to the house alongside alterations to the existing boundary wall and driveway. Subject to relevant conditions as outlined above (and amendments to or addition of others as deemed appropriate), the proposal is recommended by officers for approval as it is considered to comply with the Council's planning policies and design guidance. In addition, significant weight is given to the fact that a broadly similar, but less sympathetic, form of extensions could be delivered via permitted development rights.

PROPOSAL:

4. The applicant seeks planning permission for the extension of and alteration to the existing roof of a bungalow property to create a new first floor including hip to gable extensions to both sides, dormer window to rear and rooflights to front. New render will be added to both sides of the house alongside new windows to the side and the blocking up of existing window to rear. The existing integral garage will be part converted to create a habitable room.
5. The proposal also seeks alterations to the existing detached garage including new pitched roof and rooflights and render to front and rear elevations, alongside the widening of the existing driveway including the removal of part of the front boundary wall.
6. The front and side elevations of the rear dormer would be clad with tiles to match those of the existing dwelling roof and would be finished with a flat roof. The new side gable walls would be finished with an off-white render and the new roof sections would be fitted with tiles also to match those of the existing dwelling roof. The proposed colour of the new and replacement window frames is white to match existing. New stonework used in the infilling of window voids will match the stonework of the existing dwelling. The new dual pitched roof over the rear garage would be fitted with tiles to match those of the dwelling roof and its newly rendered sections would be completed in an off-white colour to match the colour to be used on the new side gable walls.
7. The proposal would create an enlarged open plan kitchen/dining room, a utility room, a bike store, and an en-suite to one of the existing bedrooms at ground floor level. At first floor level it would create two bedrooms each with en-suites, an office, and a bathroom.

SITE AND SURROUNDINGS:

8. The application site comprises a detached bungalow dwelling set amongst a generously sized right trapezoid shaped plot. The walls of the dwelling are constructed from a light coloured stone and its roof is finished with grey concrete pantiles. The existing roof of the dwelling is neatly presented and clutter free. There is a porch to the front with a dual pitched roof finished in the same materials as the dwelling. There is also an internal garage with doors on the principle elevation. The side elevations are simple in their design with the exception of a bay window to the west side. At the rear there is a small porch which features an extended roof which is attached to the rear garage, creating an open sided canopy porch feature for the space in between the dwelling and the garage. The rear garage has a flat roof and its walls are finished with a white/off-white rough render. The rear curtilage area of the property features a patio area and a lawn. To the west side of the dwelling is another lawned area and is large in size.
9. There is a low stone boundary wall to the front with a break in it for access to the driveway. The area of driveway to the front of the dwelling can accommodate one car. The driveway extends down the east side of the dwelling and can accommodate two small or medium cars albeit requiring slightly awkward manoeuvres. The width of this driveway on the submitted plans is measured at approximately 2.9 metres. The entrance to the internal garage on the principal elevation of the dwelling measures approximately 2.4 metres in width. Due to its small size, the internal garage would not be considered to represent a viable car parking space according to relevant Council guidance. The same is true for the existing rear detached garage. The overall existing off-street car parking capacity at the application site is considered to be three cars.
10. Dwellings in the area comprise a mix of detached bungalows and semi-detached/detached two storey dwellings. There is a mixed display of materials of varying types of stone supplemented by sections of white/off-white/pebble dash render. Roof tiles are predominantly grey and whilst roof forms within the streetscene are predominantly hipped, a number of gable ended roofs are visible. The neighbouring dwelling to the east is set on a lower ground level than that of the application site.

RELEVANT PLANNING HISTORY:

11. Planning applications
None
- Pre-apps
12. PREAPP/24/00126 – Alterations and extensions to bungalow to create new first floor including gable extensions to both sides, dormer windows to front and rear, rooflights to front, new windows and doors throughout, rendering of side elevations of dwelling, rendering of front and rear elevations of garage. Advice given 25.04.2024.

HISTORY OF NEGOTIATIONS:

13. The application has sought to respond positively to concerns expressed by the Council to a previous proposal submitted under pre-application enquiry reference PREAPP/24/00126. The pre-app proposal sought larger extensions to the property, including front dormer windows and raised significant concerns, principally in relation to design and character impacts but also through impacts to neighbouring residential amenity.
14. A single set of revised plans have been provided since the submission of the planning application in response to officer concerns in relation to window detailing and a lack of

clarity about the proposals relating to the driveway. These plans have addressed the relevant concerns.

CONSULTATION RESPONSES:

15. Highways – no objection.

PUBLIC/LOCAL RESPONSE:

16. The application was advertised by neighbourhood notification letters posted 21.05.2024 and again on 11.06.2024 once the additional plan showing the alterations to the front boundary wall and driveway were received. The publicity period expired on 25.06.2024.
17. Councillor Lamb (Wetherby Ward Councillor) has referred the application for determination at Plans Panel in the event officers were minded to approve the application, citing the following reasons:
 - Overbearing – The proposal will overwhelm the locality.
 - Out of Character - The roof alterations dominate the front aspect of the existing bungalow and to the rear are completely out of character with neighbouring properties. Sight lines from the new first floor windows need to ensure privacy levels are maintained.
 - Precedent setting - It would set a precedent for the loss of traditional bungalow style dwellings through similar conversions in the immediate vicinity.
18. Given that the reasons set out at bullet points 1 and 3 above are reasons for referral which give rise to concerns affecting more than neighbouring properties, the Plans Panel request from Councillor Lamb satisfies the relevant qualifying criteria at Part 3, Section 2C of the Council's Officer Delegation Scheme for a determination at Plans Panel.
19. Wetherby Town Council has stated no objection to the application subject to the proposals meeting or exceeding the requirements and guidance in the Building for Tomorrow Today, Sustainable Design and Construction SPD to ensure that the highest standards of eco-efficiency are achieved.
20. There have been six representations received from local residents, all objecting to the proposal. Their reasons for doing so are summarised below:
 - The additional roof volume created through the double hip to gable and large rear dormer would over-dominate the existing dwelling and would be inappropriate within the surrounding area.
 - Grey/black window frames would be out of character for the area.
 - A predominantly black extension would be out of character for the area.
 - Asymmetrical placement of front rooflights.
 - Loss of privacy and overlooking impacts for properties beyond the rear of the application site as a result of the dormer.
 - In reference to guideline separation distances set out within the Council's Householder Design Guide SPD, substandard separation distance from the dormer windows to windows of dwellings beyond the rear of the application site.

- The potential of an additional gable window being added at first floor level at a later date and the overlooking/loss of privacy impacts that would have on neighbours.
- Loss of sunlight on an evening as a result of the rear dormer.

PLANNING POLICIES:

LOCAL PLANNING POLICY and GUIDANCE

The Development Plan

21. 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. For the purposes of decision-making in relation to this application, the Development Plan for Leeds currently comprises the adopted Local Development Framework Core Strategy (2014, as amended by the Core Strategy Selective Review 2019), those policies saved from the Leeds Unitary Development Plan (Review 2006), the Site Allocations Plan (2019), the Natural Resources and Waste Development Plan Document (2013 and 2015) and the Wetherby Neighbourhood Plan (2017).
22. 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 following policies from the Core Strategy are considered to be of most relevance to this development proposal:
 - General Policy – Sustainable Development and the NPPF
 - P10 – seeks to ensure that new development is well designed and respects its context.
 - P12 – seeks to conserve the character, quality, and biodiversity of landscapes.
 - T2 – accessibility requirements and new development, includes minimum parking requirements.
23. The following saved policies from the Unitary Development Plan are considered to be of most relevance to this development proposal:
 - GP5 – seeks to ensure that development proposals resolve detailed planning considerations, including amenity.
 - BD6 – seeks all alterations and extensions to respect the scale, form, detailing, and materials of the original building.
 - N25 – seeks for site boundaries to be designed in a positive manner, reflecting the character of the area.
 - LD1 – seeks for landscape schemes to reflect the scale and form of adjacent development.

There are no relevant policies from the Site Allocations Plan, the Natural Resources and Waste DPD, or the Wetherby Neighbourhood Plan. The Wetherby Neighbourhood Plan does contain policies on townscape design principles, however these relate to development within the Conservation Area and the connectivity of new dwelling developments to existing development, rather than alterations to existing dwellings.

Relevant Local Supplementary Planning Guidance/Documents

24. The most relevant local supplementary planning guidance (SPG), supplementary planning documents (SPD) are outlined below:
- Householder Design Guide SPD (April 2012). The following policies are relevant:
 - Policy HDG1 – Extension should respect the scale, form, proportions, character and appearance of the dwelling.
 - Policy HDG2 – Extensions should not harm residential amenity.
 - Transport SPD February 2023
 - Building for Tomorrow Today: Sustainable Design and Construction SPD August 2011 and Update Note June 2020

NATIONAL PLANNING POLICY and GUIDANCE

National Planning Policy Framework

25. The National Planning Policy Framework (NPPF) 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 NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.
26. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise (Section 38(6) Planning and Compulsory Purchase Act 2004). The NPPF is an important material consideration in planning decisions.
27. The following sections of the NPPF are most relevant for the purposes of determining this application:
- Paragraph 11 – presumption in favour of sustainable development.
 - Paragraph 96 – planning decisions should aim to achieve healthy, inclusive, and safe places.
 - Paragraph 135 – need for good design which is sympathetic to local character and history.
 - Paragraph 139 – planning permission should be refused for poor design.

National Planning Practice Guidance

28. The Planning Practice Guidance (PPG) provides commentary 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.

CLIMATE EMERGENCY:

29. The Council declared a climate emergency on the 27th March 2019 in response to the UN's report on Climate Change.
30. The Planning Act 2008, alongside the Climate Change Act 2008, sets out that climate mitigation and adaptation are central principles of plan-making. The NPPF makes clear that the planning system should help to shape places in ways that contribute to radical

reductions in greenhouse gas emissions in line with the objectives of the Climate Change Act 2008.

31. As part of the Council's Best Council Plan 2019/20 to 2020/21, the Council seeks to promote a less wasteful, low carbon economy. The Council's Development Plan includes a number of planning policies which seek to meet this aim, as does the NPPF. These are material planning considerations in determining planning applications.

PUBLIC SECTOR EQUALITY DUTY

32. The Equality Act 2010 requires local authorities to comply with the Public Sector Equality Duty. The requirement to consider, and have due regard to, the needs of diverse groups to eliminate discrimination, advance equality of opportunity and access, and foster good relations between different groups in the community has been fully taken into account in the consideration of the planning application to date and at the time of making the recommendation in this report.
33. In this instance it is considered that the proposals do not raise any specific implications in these respects and therefore it is not considered that a full Equality, Diversity, Cohesion and Integration Impact Assessment (EDCI) is required.

MAIN ISSUES:

34. The following main issues have been identified:
 - (1) Pre-Application Advice and Permitted Development Fallback Position
 - (2) Design and character
 - (3) Impact on residential amenity
 - (4) Impact on parking/highway safety/bin and cycle storage
 - (5) Representations

APPRAISAL:

(1) Pre-Application Advice and Permitted Development Fallback Position

35. As is detailed in the history of negotiations section of this report, the applicant has responded positively to the concerns expressed by the Council at the pre-application stage. Beyond this, as was also recognised at the pre-application stage at the time of the Council offering advice, the application site benefits from permitted development rights to extend and alter the property in a manner which would not be dissimilar in many respects to the aspects of the proposal now put forward. The weight to be afforded to the 'fallback position' offered by these permitted development rights, which would allow the applicant to construct extensions and alterations without planning permission, is an important consideration in assessing the application.
36. In this instance, existing permitted development rights would allow the application property to construct roof extensions and alterations (including hip to gable extensions, dormer windows and rooflights) of a similar nature to those currently proposed up to a total additional volume of 50m³.
37. The application proposal includes hip to gable extensions to both sides totalling 45.17m³ in volume and a rear dormer totalling 37.94m³ in volume. This means that the

application proposal would far exceed the permitted development allowance. However, it is recognised that a lesser proposal – for example, the addition of a hip to gable extension to one side only and a smaller dormer window – could be constructed under permitted development rights and could lead to similar impacts to the proposal now put forward. Furthermore, it is arguable that an alternative scheme to add a hip to gable extension to only one side of the property could be more harmful by leading to an end development with a harmful unbalanced appearance.

38. Weight should be afforded to permitted development fallback positions where they represent a 'real prospect', i.e. it is more than a mere theoretical possibility (*Gambone v SoS for Communities and Local Government [2014] EWHC 952 (admin)*). The courts have found that such a prospect does not have to be probable or likely; a possibility will suffice (*Mansell v Tonbridge And Malling Borough Council [2017] EWCA Civ 1314*) and thereafter that these are matters for a decision maker's planning judgement.
39. In this instance there is a clear 'real prospect' that the applicant would choose to implement an alternative permitted development compliant scheme if planning permission were to be refused by the Council. Furthermore, such an alternative scheme, albeit of a smaller overall size, would be likely to lead to similar, or potentially more harmful, impacts to those of the proposal before the Council under the current application in some respects. As such, it is the case here that the permitted development fallback position should be afforded significant weight in the overall planning balance.

(2) Design and character

40. 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. Core Strategy policy P12 seeks to conserve and enhance the character and quality of Leeds' townscapes and landscapes. Saved Unitary Development Plan (UDP) policies GP5 and BD6 are also relevant, in that they seek to protect amenity and highway safety and to encourage good design. The Council's Householder Design Guide includes several 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.
41. Guidance contained in the Householder Design Guide SPD sets out that rear dormers should be as small as possible with a substantial area of the original roof retained. It goes on to state that they should be inset from both sides, set up from the eaves, and set down from the ridge.
42. The rear dormer as proposed is noted as being large, bearing a volume of 37.94m³, however it still features a set down from the ridge, meaningful insets from both sides, and a meaningful step up from the eaves. Whilst small portions of the sides of the dormer may be visible from North Grove Drive, it will not be prominent in public views thereby limiting the design and character impacts of the dormer on the surrounding area. Furthermore, it's front and side elevations are to be clad with hung tiles to match those of the existing dwelling, helping it to appear more sympathetic to the character of the existing dwelling and the detailing of windows generally aligns with that of the ground floor windows of the property.
43. It is noted that the volume of the dormer window has been reduced by more than half in comparison to the rear dormer that was proposed under the pre-app and whilst it is a large addition, it could not reasonably be said to be significantly harmful in design and character terms for the reasons noted above. Furthermore, noting that a permitted

development fallback position exists whereby a similarly large dormer could otherwise be constructed at the property without planning permission, it is not considered that it could reasonably be resisted on these grounds.

44. In respect of the hip to gable extensions, the roof form of bungalow and two-storey dwellings within the locality is predominantly hipped however there are examples of gabled roofs nearby, including a number of bungalow dwellings. These include no. 20 North Grove Drive, no. 9 North Grove Crescent, and nos. 9 and 11 North Grove Avenue, as well as the semi-detached pair of bungalow dwellings at nos. 14 and 16 North Grove Drive. Gabled roofs are therefore already a feature of the immediate and wider streetscene.
45. The gables proposed here would be constructed from materials which are sympathetic to those of the host dwelling and those of dwellings within the surrounding area. The roof is to feature tiles to match those of the existing dwelling and the new side gable walls are to be finished with an off-white render. Whilst the existing dwelling may not feature render on its walls, render is a common feature of dwellings on North Grove Drive and would not look out of place here. A number of these nearby dwellings feature sections of white, off-white, and pebble dash render often contrasting with sections of stonework too. This is perhaps most notable at the neighbouring dwelling to the east of no. 1 North Grove Drive which features stonework for the first metre or so and then an off-white render upwards from that. The application form specifies that the off-white render will be a close match to that used at this neighbouring dwelling. As such, the hip to gable extensions are found to be sympathetic in their design in relation to that of the host dwelling and would not represent unacceptable harm to the design and character of the locality. Furthermore, noting that there exists a permitted development fallback position where similar extensions could otherwise be constructed at the property without planning permission, it is not considered that it could reasonably be resisted on these grounds.
46. The combined volume and massing of the hip to gable extensions and the rear dormer would change the appearance and character of the existing hipped roof bungalow. However, the altered appearance would not appear out of place within the immediate context and would represent acceptable design in its own right. The new rooflights and render would also be sympathetic features within the aforementioned context.
47. The original proposal put forward new and replacement windows, including those of the dormer, to be constructed in black powder coated aluminium. However, the Council, and objectors, expressed concerns in relation to this given that there is a clear uniformity of window colour for dwellings along North Grove Drive within the vicinity of the application site, which are predominantly white. The applicant has agreed to change the colour of the new windows to be white in response to this and will be secured via a condition.
48. The new dual pitched roof proposed to the garage is of a relatively modest scale and would be deemed to represent an improvement in design and character terms over the existing flat roof. The inclusion of rooflights to the new dual pitched roof over the garage does not raise concerns in design and character terms. The rendering of the vertical walls of the garage would give these walls a similar finish to the new side gables of the main dwelling, creating a more harmonious character link between the two buildings.
49. In respect of the proposed rooflights to the front, it is acknowledged that the misalignment of one the rooflights does marginally detract from the neat presentation of the front roofslope. The level of harm caused in design and character terms however is minimal and, from the floor plans, it is understandable why the rooflight has not been

aligned with the others. It is not considered that this would be overly noticeable when viewed from street level.

50. Where new stone work is required in the case of existing windows that are being infilled, this will be carried out using stone to match that of the existing dwelling. It is proposed that this will be secured by way of condition and, as such, would not raise concern in design and character terms.
51. The section of the front boundary wall that is to be removed is small and the majority of the front boundary wall will be left intact. Similarly, for the widening of the driveway, it is proposed that the majority of the existing front curtilage area will be left intact. There is no distinct uniformity of front boundary treatments or driveways across neighbouring properties and so the alteration proposed in this instance would not cause harm to the character of the streetscene.
52. Overall, the proposal is, on balance, acceptable in terms of its design and character impacts. Considerable volume would be added to the roof of the dwelling however the design of the hip to gables and rear dormer would be sympathetic to the character of the host dwelling and surrounding area and would not represent an overdominant development. As such, the proposal is acceptable in terms of character and design. The proposal will meet the wider aims of Core Strategy (Selective Review 2019) policies P10 and P12, saved UDP (2006 Review) policies GP5, BD6, N25, and LD1, policy HDG1 of the Householder Design Guide SPD (2012), and the guidance contained within the NPPF (2023) in these respects.

(3) Impact on residential amenity

53. Policy GP5 of the Unitary Development Plan notes that development should resolve detailed planning considerations and ensure that development does not result in the loss of local amenity. Policy HDG2 of the Council's Householder Design Guide SPD sets out that development proposals should protect the amenity of neighbours, with proposals which cause harm through excessive overshadowing/loss of light, overdominance/loss of outlook, or overlooking/ loss of privacy being resisted.
54. The hip to gable extensions do not introduce new side windows and so they do not give rise to any overlooking or a loss of privacy for neighbouring residents. The hip to gable extension to the east side of the dwelling, along with the rear dormer, would however add new massing and would inevitably lead to greater impacts in respect of overshadowing and loss of outlook for the occupants of the nearest neighbouring site no.1 North Grove Drive. Any such impacts would also be exacerbated by the neighbouring dwelling in question being sat on a lower ground level than the application dwelling. Despite this however, these aforementioned additional impacts are not deemed to give rise to adverse harm. There is adequate spacing between the eastern hip to gable extension and the rear dormer with the neighbouring dwelling and their rear private garden area in the first instance, with the garden area also being well sized. As such, the main garden area and main windows on this neighbouring dwelling, most notably the rear, will be left relatively unaffected by the proposal in these respects. The hip to gable extensions are situated a sufficient distance from all other neighbouring properties to prevent harmful impacts in these respects. Furthermore, noting that a permitted development fallback position exists where similar extensions could otherwise be constructed at the property without planning permission, it is not considered that it could reasonably be resisted on these grounds .
55. The rear dormer, at its nearest rear elevation window, would be approximately 9.8 metres from the rear boundary of the curtilage of the application site and approximately

17.5 metres from the nearest window on an opposing dwelling, no. 6 North Grove Crescent. The Householder Design Guide SPD sets out relevant guidance for separation distances which should be afforded weight taking into account the individual circumstances of a site. The minimum separation distances in the SPD set out that a minimum distance of 7.5m should be maintained to a boundary from a bedroom window (noting that two of the rear facing windows in the dormer would serve bedrooms, with the other rooms requiring lesser distances because they are tertiary rooms in the alternative). This distance would be achieved comfortably and as such it would be difficult to argue that any significantly harmful overlooking impact would occur over the neighbouring garden area. The minimum distance from a bedroom window to a main window of a neighbouring property that should be maintained is 18m. Whilst the distance from bedroom 2 to the nearest main floor window at 6 North Grove Crescent falls 0.5m short of this distance, the two dwellings are not facing each directly and the angle involved is deemed sufficient to mitigate this marginal conflict with the guidance. Other neighbouring properties and gardens are located greater distances from the proposal and do not raise concerns in these respects. As a result, whilst the rear dormer will inevitably lead to an additional impact in terms of overlooking/loss of privacy for neighbouring residents to the south, particularly bearing in mind no first floor windows exist at present, these impacts will not be unreasonable in the context of relevant guidance when applying the site circumstances. Furthermore, noting that a permitted development fallback position exists where a similar dormer with windows could otherwise be constructed at the property without planning permission, it is not considered that it could reasonably be resisted on these grounds. The proposed dormer is located a sufficient distance away from neighbouring properties such that it will not lead to a harmful impact in any other respect.

56. The proposed dual pitched roof to the garage is a relatively minor addition which will pitch away from the neighbouring property, no.1 North Grove Drive. Whilst the neighbouring site is set on a lower ground level than the application site, it is not considered that the proposal would lead to harm to neighbouring amenity in any of the relevant respects as a result.
57. The fenestration alteration on the side and rear elevation of the dwelling, the insertion of front rooflights to the main dwelling, the insertion of rooflights to the garage, the partial removal of the front boundary wall, and the widening of the driveway do not raise concerns in terms of their impact on residential amenities. The fenestration alterations to the main dwelling entail the bricking up of windows, therefore reducing any views towards neighbours. The windows of dwellings to the north are situated circa 28 metres from the proposed front rooflights and so would be compliant with guidance contained within the Householder Design Guide SPD on separation distances in respect of protecting residential amenities from overlooking and a loss of privacy. The front gardens of these dwellings would be circa 20 metres from the proposed front rooflights however the main private outdoor amenity spaces for these dwellings would be protected from overlooking views from the rooflights by virtue of the dwellings themselves, not to mention the considerable distances involved. The insertion of the rooflights on a pitched roof of a single storey outbuilding would not afford views over neighbouring properties.
58. Overall, whilst the proposal is noted to result in some impacts to residential amenities, these impacts would not be so significant as to cause adverse harm in these respects and collectively they would not warrant a refusal of planning permission. The proposal is therefore sufficiently compliant with policy P10 of the Core Strategy (Selective Review 2019), saved policies GP5 and BD6 of the UDP (2006 Review), policy HDG2 of the Householder Design Guide SPD (2012), and guidance contained within the NPPF (2023).

(4) Impact on parking/highway safety/bin and cycle storage

59. Core Strategy policy T2 and the policies and guidance contained within the Householder Design Guide and Transport 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, amenity issues, and highway safety concerns. Where fewer than two spaces are available, a proposal must not reduce the existing parking provision. For a four bedroom dwelling, two off-street car parking spaces would be required.
60. The portion of the existing driveway to the front of the dwelling can accommodate one car only. The entrance to the internal garage on the principal elevation of the dwelling measures approximately 2.4 metres in width and the internal size of the garage would not meet current guidance such that it could be reasonably considered a viable parking space. The driveway then continues along the east side of the dwelling and it is evident that cars can access this driveway despite the slightly awkward manoeuvres involved in doing so. The overall existing off-street car parking capacity at the application site is three.
61. The proposal seeks to remove part of the front boundary wall in the northeast corner of the site and to widen the driveway to six metres in width. This would allow two cars to park side by side forward of the dwelling, creating a more practical arrangement for the parking of two vehicles at the property as each vehicle could come and go from the dwelling without needing to move the other one first. As the internal garage at the front of the dwelling is not considered to be a car parking space, its part conversion to a habitable room does not impact off-street car parking capacity at the site. Overall, the resultant off-street car parking capacity of the site would increase by one as a result of the proposal. There already exists a dropped kerb in front of where the extended vehicular access will be and the telegraph pole immediately adjacent to the site would not be impacted by the works.
62. Bin storage would remain as existing with space for the transit of bins between the front and rear of the dwelling remaining as existing. Cycle storage would be accommodated within the part of the internal garage to the front which is not converted to a habitable room.
63. The Council's Highways team were consulted in response to the proposal and stated no objections to it.
64. As such, the proposal is acceptable in terms of highways/parking/bin and cycle storage. The proposal will meet the wider aims of Core Strategy policies P10 and T2, saved UDP policy GP5, and the guidance contained within the Transport SPD.

(4) Representations

65. This section of the appraisal addresses representations received, noted in italics, with the officer commentary/response following.
66. *The additional roof volume created through the double hip to gable and large rear dormer would overdominate the existing dwelling and would be inappropriate within the surrounding area* – This has been covered in section one of the appraisal where it was acknowledged that the additions are large, they remained acceptable, on balance, in

respect of their impacts on the design and character of the host dwelling and the surrounding area.

67. *Grey/black window frames would be out of character for the area* – revised plans have been submitted with the black windows annotations having been removed. A condition will be attached to the permission requiring the window frames to be white in colour so as to conform with the character of the area.
68. *Asymmetrical placement of front rooflights* – as previously noted within subsection (2) of this appraisal, whilst the misalignment of one the rooflights does marginally detract from the neat presentation of the front roofslope, the level of harm caused in design and character terms is minimal.
69. *Loss of privacy and overlooking impacts for properties beyond the rear of the application site as a result of the dormer* – This concern was addressed within section (3) of the appraisal, where it was acknowledged that there would be some impacts on privacy for neighbouring residents to the south of the application site over and above the existing situation, but that these impacts would not be significant and would not cause adverse harm in these respects.
70. *A predominantly black extension would be out of character for the area* – Neither the hip to gable extensions nor the rear dormer would be black. The new gable walls are to be rendered in white/off-white and will feature roof tiles which match those of the existing dwelling roof. The rear dormer is to be clad in hung tiles which match those of the existing dwelling roof so as to help it assimilate with the existing character of the host dwelling.
71. *Non-conformity with guideline distances between windows as set out within the Council's Householder Design Guide SPD* – The guidance within this document has been considered in section (3) of this appraisal. It acknowledged that the rear dormer windows would not strictly conform with the guideline separation distances however the shortfall is marginal and the opposing dwellings not directly facing each other is sufficient to mitigate against this.
72. *The potential of an additional gable window being added at first floor level at a later date and the overlooking/loss of privacy impacts that would have on neighbours* – Such an addition would need to comply with relevant permitted development rights that would mean the window would need to be obscure glazed and non-opening to a height above 1.7m above the internal floor height. This would be sufficient to prevent any harmful impacts in these respects were the applicant to make such an alteration in future.
73. *Loss of sunlight on an evening as a result of the rear dormer* – As noted in the section (3) of this appraisal, the proposal is not deemed to result in a degree of loss of sunlight for neighbours which would cause adverse harm to their residential amenities.
74. *Setting a precedent for the loss of traditional bungalows through their conversion to dormer bungalows* – It is helpful to note that there is no planning policy position either in the local development plan or within national planning policy which would justify a planning refusal on the basis of the loss of a bungalow alone. The relevant considerations are therefore limited to those considerations as set out in this report as above.

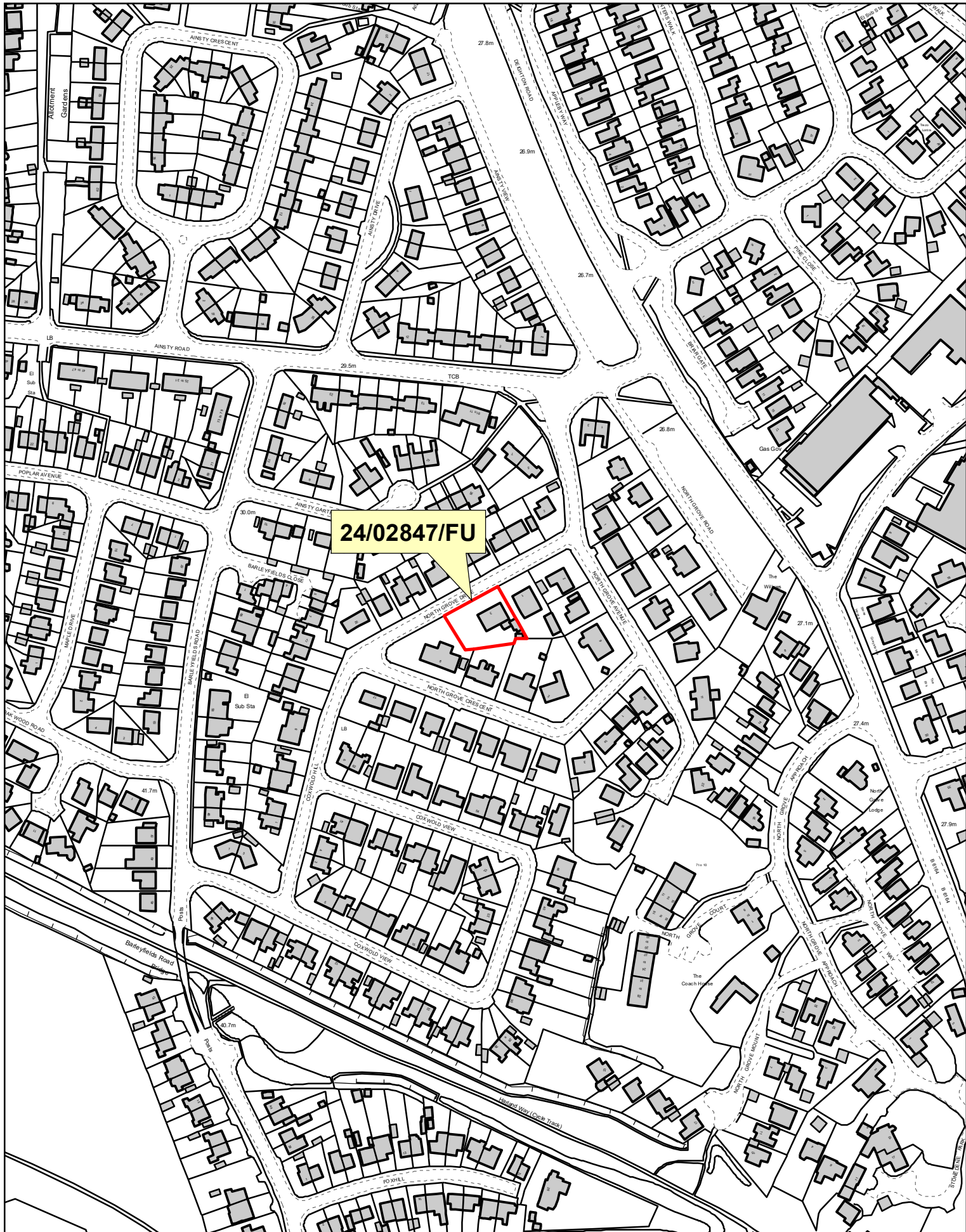
CONCLUSION

75. The proposal will provide for new living accommodation and more practical car parking arrangements for the benefit of the occupiers of the property. Despite the size of the hip to gable extensions and the rear dormer, the proposal is, on balance, acceptable in design and character terms and will marginally improve the off-street car parking provision at the site. Whilst some additional impacts are anticipated to neighbouring residential amenity, these impacts are not so significant as to lead to unacceptable harm in these respects.
76. The proposal will meet the wider aims and objectives of Core Strategy (Selective Review 2019) policies P10, P12, and T2, saved UDP (2006 Review) policies GP5, BD6, N25, and LD1, policies HDG1 and HDG2 of the Householder Design Guide SPD (2012), and the guidance contained within the NPPF (2023).
77. All comments raised through representations have been taken into consideration along with all other relevant material planning considerations.
78. In conclusion, and in accordance with the Section 38(6) framework for decision making, it is considered, taking the above and all other relevant material planning considerations into account, that the application should be recommended for an approval of planning permission subject to the conditions set outlined at the start of this report (with amendments or addition to the same as deemed appropriate).

BACKGROUND PAPERS:

Application file reference 24/02847/FU

Certificate of ownership: Cert A signed by Agent



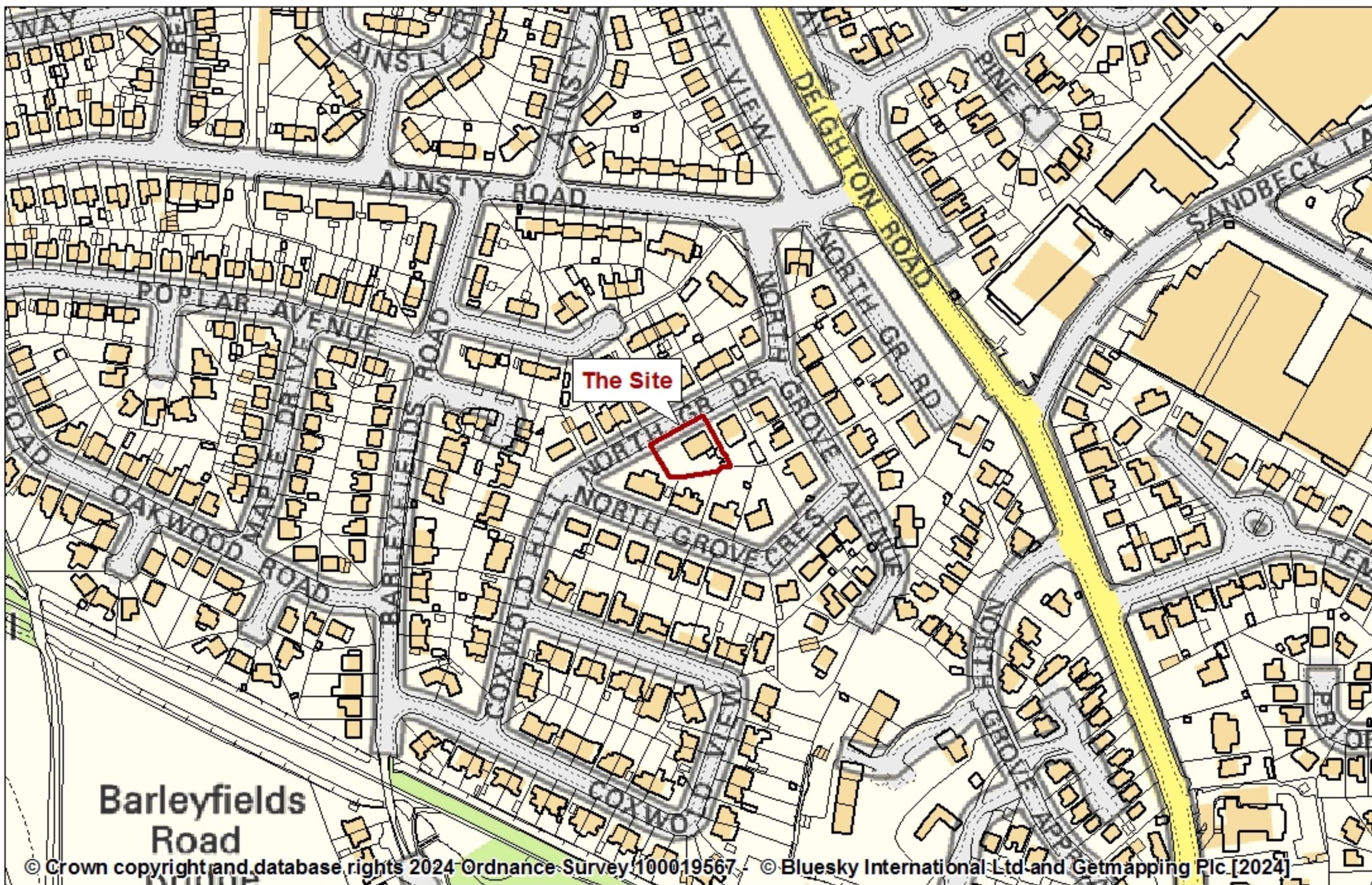
24/02847/FU

NORTH AND EAST PLANS PANEL

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SCALE : 1/2500





PLANS PANEL PRESENTATION

SCALE 1:2500

