



Report of the Chief Planning Officer

SOUTH AND WEST PLANS PANEL

Date: 9th January 2025

Subject: 23/03717/FU - Change of use of former childrens home to form 30 dwellings (C3 Use Class); alterations including part demolition, part two storey part three storey extensions, EV car parking, cycle parking, junction and access alterations and landscaping works at the Former St Margaret’s Children’s Home, 29 Moor Road, Headingley, LS6 4BG

APPLICANT	DATE VALID	TARGET DATE
Stephen Sadler Planning Ltd	23.06.2023	13.01.2025 (EOT)

<p>Electoral Wards Affected:</p> <p>Weetwood</p> <p><input type="checkbox"/> Yes Ward Members consulted (referred to in report)</p>	<p>Specific Implications For:</p> <p>Health and Wellbeing <input type="checkbox"/> N</p> <p>Inclusive Growth <input type="checkbox"/> Y</p> <p>Zero Carbon <input type="checkbox"/> Y</p>
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RECOMMENDATION: DEFER AND DELEGATE TO THE CHIEF PLANNING OFFICER FOR APPROVAL, subject to the conditions specified below (or any amendment to the same or others as the Chief Planning Officer deems necessary) and the completion of a S106 agreement to include the following headline obligations:

- Onsite affordable housing (5 units)
- Purchasing of 3 off-site habitat units (3 x £25,000)
- Off-site Green Space Contribution (£37,906.44)
- Contribution towards local bus stop - No.45011753 improvements (£15,000)
- Contribution toward Traffic Regulation Order for double yellow lines to protect the Moor Road / Castle Grove Drive junction, other necessary local measures and for the car club bay on Moor Road (£10,000)
- Local employment and skills strategy
- Section 106 monitoring fee

In the circumstances where the Section 106 has not been completed within 3 months of the Panel resolution to grant planning permission, the final

determination of, or decision to Finally Dispose of, the application shall be delegated to the Chief Planning Officer

Planning Conditions

1. 3 year time limit.
2. Approved plans list
3. Material samples (sample panel) and details of finishes for all external materials (inc retaining walls)
4. Full details of any stonework repair and or cleaning and re-pointing (in sample panel if necessary)
5. Condition survey of existing windows and doors, confirming whether the windows will be repaired or replaced like-for-like.
6. Full construction details of new windows and doors including materials, finishes, and any details of any enhanced glazing requirements required to mitigate noise
7. Full construction details of the recessed goalposts and recessed entrance into the building.
8. Condition survey of any stone boundary walls and repair schedule to be agreed
9. Details of reveal depths, cill detail (cross-section) and dummy window (cross-section details), parapet detailing (inc cross-section)
10. Details of rainwater goods and verge/fascia detail
11. New skylights to be 'conservation style' details to be submitted.
12. Cross-section of proposed lightwells
13. Full solar panel design details (inc layout, cross-sections and spec)
14. Full ASHP design details (inc layout, elevation plans, cross-section, acoustic fence and spec)
15. Finished floor levels / ground levels of the development
16. No further windows to the north or west side elevations of the building.
17. Landing windows to west elevation to be obscure glazed
18. PD rights removed fences and enclosures
19. Details of access improvements inc tightened kerb radius on Moor Road / Castle Grove Drive junction, reinstatement of redundant dropped kerb to number 29 and provision of full height footway.
20. Details of cycle parking and facilities
21. Statement of Construction Practice
22. EVCP details
23. Waste collection / bn storage details
24. Vehicle space to be fully laid out prior to occupation
25. Revised details of pedestrian path from Moor Road to access track
26. Any gates/barriers shall be set back 5m from the front edge of the highway and open inwards, full details to be provided
27. Supervised protection of trees / Arboricultural Method Statement
28. Submission and implementation of landscaping details
29. Landscape verification report
30. Replacement tree/hedge/bush planting if the new planting fails to establish
31. Landscape Management Plan
32. Preservation of retained Trees/hedges/bushes
33. Construction Environmental Management Plan
34. Landscape and Biodiversity Net Gain Management Plan
35. BNG Habitat Monitoring Reports
36. Bats protection – lighting
37. Biodiversity enhancements - integral bat roosting and integral bird nesting features

- 38. Verification of biodiversity enhancements
- 39. Bat survey prior to commencement
- 40. Bats mitigation method statement / License information
- 41. No vegetation clearance during bird nesting season
- 42. Hedgehog and badger mitigation strategy/measures
- 43. Drainage scheme to be implemented in line with the submitted details
- 44. Verification of compliance with Policy EN1 and EN2 post completion (post completion review)
- 45. Renewable energy - General contract specification inc details of timescales and layout of panels
- 46. Acoustic design measures specified within the acoustic report to be implemented
- 47. Full details of the proposed access ramp to front elevation including materials, finish, surfacing and balustrading

INTRODUCTION:

1. The application is presented to South and West Plans Panel under the scheme of delegation exception criterion *(d) Major development which the Chair considers are sensitive controversial or would have significant impacts on local communities* given the volume of local representations (objections) which have been received against the Officer recommendation (approval).

PROPOSALS:

2. The application relates to the determination of a full planning application for Change of use of former children's home to form 30 dwellings (C3 use); alterations including part demolition, part two storey part three storey extensions, EV car parking, cycle parking, junction and access alterations and landscaping works.
3. The extended buildings will provide a total of 30 residential flats (1-3 bed), extending over across 4 floors of accommodation. The bulk of the extensions are situated to the rear of the existing villas, with a new two storey side extension (to the side of No.29) and a reconfigured link extension between the villas. The proposals also seek to repair and enhance the existing villas. Selective demolition is proposed to later unsympathetic additions to the existing villas.
4. The proposals are supported by landscaping proposals which include new planting, a central amenity space and rear lower terrace area. Level access, via an access ramp is provided to the front of the building.
5. The existing vehicular access to No.31 will be utilised to serve the development. The proposals include widening this access and improving the existing junction layout. The existing access to No.29 will be closed for vehicular access. The development incorporates 39 on-site parking spaces (including visitor and disabled parking).
6. The development also incorporates low carbon and renewable technology including the provision of air source heat pumps and photovoltaic panels.

SITE AND SURROUNDINGS:

7. The site encompasses two substantial stone built Victorian villas (No 29 & 31 Moor Road), set within large grounds situated within the Far Headingley Conservation Area. The villas were built in the late 19th century and are set back from Moor Road in excess of 60 metres. The Villas and grounds are noted as positive buildings within the Conservation Area within the Far Headingley Conservation Area Appraisal (2008), albeit the buildings have been the subject of a number of unsympathetic extensions throughout the 20th century.
8. The buildings and wider site are currently vacant. The site was previously owned by the Catholic Diocese and the buildings have been in various uses since 2000 including the Catholic Care Head office, a children's home and use by a number of charities and organisations.
9. The site includes existing vehicular accesses to both No.29 (from Moor Road) and No.31 at the junction of Moor Road and Castle Grove Drive. A long driveway from the latter access serves a tarmac car parking area (unmarked).
10. The site benefits from substantial tree cover in particular on the land to the front of the buildings and the boundaries of the site. A large number of Tree Preservation Orders (TPOs) are present across the site, whilst the remaining tree cover is also protected by virtue of its location within the conservation area. Land levels across the site generally slope upwards from Moor Road to the northern boundary of the site, although substantial flat areas of land exist within the site.
11. The wider area is characterised by a mix of buildings including examples from the Georgian, Victorian and Edwardian periods. Immediately to the west of the site are the stone built villas at No.25 and 27 Moor Road; both occupied as residential properties. Immediately to the east of 31 Moor Road is Castle Grove, a large Victorian villa which is Grade II listed and is currently used as a Masonic Hall. To the rear of the site are more modern semi-detached properties on Castle Grove Avenue, which lie outside of the conservation area boundary.

RELEVANT PLANNING HISTORY:

Planning application history:

12. **14/00905/FU** - Change of use, extensions, part demolition and alterations to form 32No. extra-care apartments and ancillary facilities for older people (Approved – 2015)
13. The above planning application consented 32 extra care apartments which were split into a mix of 26 one-bedroom units and 6 two-bedroom units, with 19 car parking spaces. The approved scheme, which included generous communal spaces at the site (both internal and external) was considered at the Council's Plans Panel in February and March 2015. This planning consent was not implemented and has now expired.

Pre application enquires:

14. **PREAPP/22/00445** - Extensions and alterations to form 43No. Apartments with associated works (Pre App advice given March 2023)
15. This pre-application enquiry was of a similar nature to the current proposals, albeit it related to a more intensive development for 43 units at the site.
16. The pre-application advice provided by Officers concluded that the principle of developing the site for a residential use is acceptable and that officers are supportive of bringing the important heritage assets back into sustainable use and addressing the long-term neglect of the site. However, the response highlighted the sensitive nature of the site and confirmed that this requires a very careful and sensitive approach to ensure that a sustainable development is delivered. It was considered that the proposals for 43 units put forward by the applicant gave rise to numerous planning concerns including the impact on the conservation area / non-designated heritage assets, visual amenity, impact on trees, housing mix, the amenity of neighbouring occupants and future occupants and highway safety. Insufficient information was also provided to draw in firm conclusions in other areas. It was considered that the majority of these issues were driven by the number of units proposed and a reduction in unit numbers is preferable. Advice was given on how the scheme could be improved prior to the submission of a planning application.

PUBLIC/LOCAL RESPONSES:

17. The application was advertised as a major development affecting the setting of a Listed Building and Conservation Area. Site notices were posted around the site and the application has been publicised in the Yorkshire Evening Post.
18. In total representations from 95 different representors have been received in relation to the proposed development, 89 in objection, 3 in support and 3 general comments.

Objection letters

19. The objections letters raise the following issues:
 - Impact on the conservation area / out of character.
 - Scale / Too big / Density too high
 - Highway / pedestrian safety
 - Car Parking / Impact on nearby streets
 - Increase in traffic / Congestion
 - Cumulative impact with nearby developments and existing uses
 - Lack of clarity on nearby highways improvements
 - Loss of trees / vegetation
 - Impact on wildlife / habitats / environment
 - Over-dominance / loss of light / overlooking / privacy
 - Impact on neighbouring amenity from noise
 - Impact on quality of life / sense of village setting
 - Loss of green space
 - Air pollution
 - Light pollution

- Boundary treatments
 - Bin storage
 - Proposals are more extensive and overbearing than the previous approval
 - Implications of EV parking on parking availability
 - Concerns in relation to the public consultation event held by the applicants prior to the submission of the application,
 - Impact on local schools
 - Inadequate / insufficient information
 - Impact on property prices
20. The objection comments included a representation from the Far Headingley Village Society whose latest comments raised the following issues. The existing woodland and terraced garden to the front of the building is a cherished landscape asset within the Conservation Area and should be preserved and enhanced. This area could also present a lovely outlook for the residents of this development. The proposed loop road would replace all this with a car park. It should be possible to create enough parking along the existing approach road to the East of the property. We would very much like to see these historic buildings and grounds preserved and brought back into use before they deteriorate further. We hope a more sympathetic scheme can be proposed and accepted as soon as possible.
21. The objection comments also included a representation from Leeds Civic Society who do not support the extensive car parking behind the moor road frontage, including the access right up to No.29. They also support the comments from the Landscape Officer (earlier consultation comments) in relation to the impact of the northern extension to No.29 on mature trees and the amenity of residents.

Support letters

22. The 3 letters of support state the following issues:
- Great, just what we need after all this time, please allow as soon as possible.
 - This site has been an eyesore for the last 20 years plus. The buildings have been vandalised and the grounds are overgrown.
 - It is just what this area needs and we hope it gets approval and we hope it gets approval.

General comment letters

23. The 3 general comment letters (neutral comments) raise the following issues:
- Overall, happy that the site is being developed but the trees that border my back garden are problematic (lack of maintenance. The block light and cause house maintenance problems.
 - Concerns in relation to traffic volumes, parking and highways safety
 - Impact on wildlife / pollution.
 - Disruption during construction.
24. Ward Members: The Weetwood have been consulted on the proposed development. No formal comments in relation to the application have been received.

CONSULTATION RESPONSES (Summary):

Statutory Consultees:

25. Historic England: No advice offered (No comment). Suggest the views of specialist conservation and archaeological advisers are sought.
26. Natural England: No objection. Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes
27. Yorkshire Water: A series of planning conditions have been recommended to protect the local aquatic environment and Yorkshire water infrastructure.
28. West Yorkshire Archaeology: The West Yorkshire Historic Environment Record has been checked and there are currently no known significant archaeological issues or concerns associated with the development of this site.

Non-Statutory Consultees:

29. Conservation: The revised Heritage Impact Statement has responded comprehensively to the previous consultation response requiring further information and some changes to the scheme. The outcome is that the level of actual and perceived harm resulting from the development has been significantly reduced. There is residual harm relating to the access and carparking which will impact on the garden settings of the former Victorian houses. This harm should be weighed against the public benefit which relate to the re-use of the derelict buildings which currently have a negative impact on the setting of nearby listed buildings and the conservation area and it is considered that on balance the development would at least preserve those assets.
30. Design Team: The revised plans satisfactorily address previous comments. Subject to conditions pertaining to materials and detailing the design team have no further comments to add at this time
31. Highways Team: No objections, subject to conditions. The site is in a sustainable location in terms of access to public transport, schools and local amenities. 39 parking spaces which are 2.6m wide is acceptable, subject to the provision of an EV car club spaces on Moor Road. The Transport Statement notes that the development would generate 8 trips in both the morning and evening peak hour. During a 12-hour period, this would be 75 two-way trips from the supplied TRICS report. Owing to the reduced development quantum and the previous permitted use of the site as a children's home it is accepted that the development will not result in a significant net increase in traffic on Moor Road. Therefore, the previously requested contribution is no longer required as part of this development
32. Local Plans: The principle of use is accepted. In terms of housing mix the number of 3-bed units should be increased. An off-site green space commuted sum of £37,906.44 is required.
33. Landscape Officer: Satisfied with the scheme in principle from a tree perspective, subject to conditions. The No Dig surfacing on the Drive and parking is there to

protect the RPAs below. Therefore, the laying of these surfaces must come under the Pre commencing Tree Protection in with the protection barriers. This will protect the RPAs from the construction traffic. Some relatively minor issues still outstanding regarding sitting /play space and construction strategy / construction access, which can be covered with appropriately worded planning conditions.

34. Nature Officer: Mitigation is required through S106 contributions and planning conditions

BNG - The scheme results in a gain of 0.19 hedgerow units or a Biodiversity Net Gain of over 10%. The scheme results in a loss of 2.44 habitat units or a Biodiversity Net Loss of 8.68%. While the Biodiversity Net Gain for Hedgerow Biodiversity Units is acceptable, there is a loss in Habitat Biodiversity Units and therefore the scheme does not achieve a measurable net gain and does not comply with policy G9 or NPPF para. 185b. To achieve a measurable BNG in Habitat Biodiversity Units (of 1%), an uplift in post development units is required. An uplift of 2.72 Habitat Units is required to achieve 28.35 Habitat Units (a 1% BNG). There is the possibility that off-site habitat units could be purchased from LCC.

Bats - Buildings 1 and 2 were assessed to hold moderate bat roosting potential and indeed, following update surveys in May 2023, Building 1 was confirmed as supporting a common pipistrelle summer day roost. A planning condition will be required to ensure the relevant licence is obtained from Natural England if building works will result in the destruction of the roost. Also as recommended in the Ecological Appraisal, as demolition works have not taken place within 1 year of the most recent surveys, updating surveys - of bat roost potential of the buildings and subsequent emergence surveys – are required prior to determination.

35. Environmental Studies (Transport Strategy Team): This team was consulted on this application due to its proximity to the A660 Otley Road. On examination of Defra's strategic noise maps and the layout and orientation of the proposed dwellings, noise from road traffic is unlikely to be of a level that would require specific measures over and above standard building elements. Therefore, in this case we do not require an acoustic assessment to be submitted.
36. Contaminated Land: Based on the available information, we have no objection to planning permission being granted, as long as the suggested conditions and directions are applied:
37. Flood Risk Management: In principle, subject to the works being completed in accordance with the submitted information, FRM as Lead Local Flood Authority, have no objection to the proposed development.
38. Environmental Health Services: The noise report has demonstrated that noise impacts can be controlled via targeted acoustic design measures outlined in the acoustic report and therefore we support approval of the application.
39. Climate and Energy Officer: Supported subject to appropriately worded conditions.

RELEVANT PLANNING POLICIES:

Relevant Legislation

40. 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 of the Core Strategy as amended by the Core Strategy Selective Review (2019), Site Allocations Plan, as amended (2024), Natural Resources and Waste Local Plan (NRWLP) (2013) including revised policies Minerals 13 and 14 (2015), Aire Valley Area Action Plan (2017), saved policies of the UDPR (2006) and any made Neighbourhood Plan.
41. Conservation area: Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise, with respect to any buildings or other land in a conservation area of any functions under the Planning Acts, that special attention shall be had to the desirability of preserving or enhancing the character or appearance of that area.
42. Listed Building: Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission... for development which affects a listed building or its setting, the local planning authority ...shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

NATIONAL PLANNING POLICY & GUIDANCE

National Planning Policy Framework (NPPF) - 2024

43. 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.
44. The most relevant chapters of the NPPF in relation to the proposed development are considered to be:
 2. Achieving sustainable development
 4. Decision Making
 5. Delivering a sufficient supply of homes
 8. Promoting healthy and safe communities
 9. Promoting sustainable transport
 11. Making effective use of land
 12. Achieving well designed places
 14. Meeting the challenge of climate change, flooding and coastal change
 15. Conserving and enhancing the natural environment.
 16. Conserving and enhancing the historic environment

National Planning Policy Guidance (PPG)

45. 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.

LOCAL PLANNING POLICY & GUIDANCE

Core Strategy as amended (2019)

46. The following Core Strategy policies are relevant:

Spatial Policy 1 - Seeks to concentrate the majority of new development within the main urban areas and ensure that development is appropriate to its context

H3 – Housing density

H4 - Housing Mix

H5 – Affordable Housing

H9 - Minimum Space Standards for new dwellings

H10 - Accessible Housing Standards

P10 - Seeks to ensure that new development is well designed and respects its context

P11 - Conservation

P12 – Landscape

T2 - Seeks to ensure that new development does not harm highway safety.

G1 - Enhancing and extending green infrastructure

G4 – Green space provision

G8 - Protection of important species and habitats

G9 - Biodiversity improvements

EN1 - Climate change – Carbon Dioxide reduction

EN2 - Sustainable Design and Construction

EN5 - Managing Flood Risk

EN8 – Provision of electric vehicle charging points

ID2 – Planning obligations and developer contributions

Unitary Development Plan Review (2006)

47. Unitary Development Plan (UDPR) saved policies of relevance are listed, as follows:

GP5 - General planning considerations

N8 – Urban Green Corridors

N19 - Refers to building design in the Conservation Area

N20 - Demolition/removal of features within Conservation Areas

N25 – Development and site boundaries

BC7 - Development within conservation areas will normally be required to be in traditional local materials.

BD4 – Plant equipment and service areas

BD6 – Extensions and alterations

LD1 - Landscape design and retention of trees / vegetation

Site Allocations Plan, as amended (2024)

48. The Site Allocations Plan (SAP) identifies sites for housing employment, retail and greenspace to ensure that enough land is available in appropriate locations to meet the growth targets set out within the Core Strategy. The site is highlighted as an identified housing site (HG1) within the SAP, which reflects the 2015 planning consent for an extra care development:

HG1-102: 29 - 31 Moor Road, Headingley, Leeds, LS6 4BG (Capacity - 32 units)

Natural Resources and Waste DPD

49. The Natural Resources and Waste Local Plan (NRWLP) sets out where land is needed to enable the City to manage resources, e.g. minerals, energy, waste and water over the next 15 years, and identifies specific actions which will help use natural resources in a more efficient way. Relevant policies are as follows:

General Policy 1 - General planning considerations

Water 6 - Flood Risk Assessments

Water 7 - Surface Water Run Off

Land 1 - Land contamination

Land 2 - Development and trees

Supplementary Planning Guidance / Documents:

- 50.
- Transport SPD (2023)
 - Neighbourhoods for Living SPG (2003)
 - Neighbourhoods For Living Memoranda to 3rd Edition (2015)
 - Guideline Distances from Development to Trees (2011)
 - Accessible Leeds SPD (2016)
 - Far Headingley Conservation Area Appraisal and Management Plan (2008)
 - Far Headingley, Weetwood and West Park NDS (2014)

OTHER RELEVANT MATTERS:

Climate Change

51. The Council declared a climate change emergency on 27th of March 2019 in response to the UN's report on Climate Change. 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. As part of the Council's Best City Ambition, the Council seeks to deliver a low-carbon and affordable transport network, as well as protecting nature and enhancing habitats for wildlife. 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

52. The Equality Act 2010 requires local authorities to comply with the Public Sector Equality Duty. Taking into account all known factors and considerations, 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.

53. 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.

54. **MAIN ISSUES:**

- The principle of the development
- Heritage / Character and appearance
- Housing Mix
- Affordable Housing
- Green Space
- Residential amenity – Neighbours
- Residential amenity – Future Occupants
- Ecology / Nature / Trees
- Highways considerations
- Climate Change Mitigation
- Accessible housing / Access for all
- Other Matters
- Representations
- Conclusions

APPRAISAL:

Principle of development

55. The site is designated as an identified housing site (HG1-102) with a capacity of 32 units within Site Allocations Plan (SAP). This designation reflects the previous planning consent dating from 2015 for 32 extra care residential units.

56. Policy H2 of the Core Strategy (unallocated housing sites) is not applicable in this instance as the site has not unexpectedly come forward for residential development, given it is already identified for residential development within the SAP and notably with a very similar anticipated capacity.

57. Nevertheless, the site is a brownfield site (previously developed land) and is located within the main urban area of Leeds which is situated at the top of the defined settlement hierarchy within the Core Strategy (Policy SP1) and is considered to be the main focus for housing delivery within the city. As such the site is situated within an inherently sustainable location with good accessibility to a range of local services and facilities. The previous use of the site (a children's home) is also a form of

residential development. Furthermore, the scale of the development (30 units) is relatively modest in comparison to the size of the site. Therefore, the proposal is not considered to exceed the capacity for transport, educational or health infrastructure. The proposals will also provide CIL contributions which could be made available to provide improvements to infrastructure.

58. Consequently, the proposal is considered to align with Policy SP1 of the Core Strategy and the sites designation as an identified housing site within the Site Allocations Plan. As such the principle of development is accepted. The proposal would also provide a boost to Leeds' housing supply. Whilst Leeds can presently demonstrate a housing supply in excess of 5 years, the delivery of these additional units is afforded positive weight within the decision-making process.

Heritage / Character and Appearance

59. Section 66 (1) of the Planning (Listed Building and Conservation Area) Act 1990 requires that where a development affects a listed building or its setting, special regard should be given to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses. Whilst Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas. Further paragraph 213 of the NPPF states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Development Plan policies such as P11 of the Core Strategy and N19 of the UDPR also seek to conserve the historic character of designated areas.
60. In addition, policies within the Leeds development plan and the advice contained within the NPPF seek to promote new development that responds to local character, reflects the identity of local surroundings, and reinforce local distinctiveness. The NPPF states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. It is therefore fundamental that new development should generate good design and respond to the local character.
61. The site lies within the Far Headingley Conservation area. The existing villas and their grounds are considered to constitute positive buildings within the conservation area and are non-designated heritage assets. The trees to the site frontage are also highlighted as being particularly important to the character of the area within the associated Conservation Area Appraisal and Management Plan. The Masonic Hall (circa 1839) which lies to the east of the site is Grade II listed. As such the proposal is situated within a sensitive location and any development must at least preserve the special interest / historical and architectural interest of the listed buildings and the character and appearance of the conservation area.
62. The site has been vacant for a significant period of time and the buildings have been subject to vandalism. The original villas at the site have deteriorated both internally and externally to the point where significant investment is required. In principle, bringing these heritage assets back into a long-term sustainable use carries significant positive weight in favour of the development and is key to the long-term conservation of the assets.

63. The proposal involves the refurbishment of the existing villa buildings, demolition of parts of the buildings, and the construction of considerable extensions to the rear and between the buildings. These different elements of the scheme need to be taken into consideration when coming to a view on the overall impact on the heritage assets.
64. In terms of the demolitions, these generally relate to later stages of development at the site and not the original villas. Many of the later extensions and additions are of poor architectural merit and are also now in a considerable state of disrepair. Notably the proposals will retain and refurbish the stable block / coach house which is a 19th Century element of the building. Overall, the selective demolition of the less significant elements of the buildings in order to convert and extend the former villas is considered to be acceptable.
65. In relation to the proposed new build elements of the scheme, it is key to note that the villas are linked by an existing, albeit dilapidated central link extension at present. The proposal will demolish this link and construct a new flat roofed link extension. Whilst the new extension is of two storey scale it is nevertheless setback from the principal elevations of the villas and is a subordinate feature allowing the retention of the two villas as visually distinct structures in their own right. It should be noted that the previously approved extra care scheme contained a two storey link element.
66. It is noted that the site lies adjacent to Castle Grove Masonic Hall which is Grade II listed and thus within the setting of the listed building. However, given the retention of the coach house / stable block elements of the existing buildings, the east facing elevation changes very little in terms scale, massing and detailing as a result of the proposal. The existing mature tree planting will also be retained to the eastern edge of the site. As such the proposal will not be detrimental to the setting of any nearby listed buildings.
67. The majority of the extensions are situated to the rear of the villas. In particular, a large extension is proposed to the rear of the western villa (No.29), behind the proposed re-constructed side extension, which itself is of sympathetic design and scale. This rear extension is of considerable depth and contains a limited amount of fenestration to its side elevation, in order to prevent any negative overlooking impacts. Notwithstanding this, dummy windows have been incorporated and the side elevation steps forwards and back to break up the larger massing and create some visual interest. Notably, the extension will be predominantly screened from key views from the front by the existing villa (inc new side extension) and the rising land levels from Moor Road. Substantial tree cover is also present to the west side boundary of the site which will be retained. This tree cover helps to screen views and reduce the prominence of the proposal from any views across neighbouring sites. A modest number of dormer windows are present to the rear of the development. These dormers are small, incorporate pitched roofs and are appropriately detailed. The presence of a small number of appropriately designed dormer windows within a discreet location to the rear of the property is not considered to be detrimental to the character and appearance of the existing villas or the conservation area, noting that pitched roof dormers are a feature of the wider conservation area.
68. To the rear of the site the central extensions are three storeys in height, contrasting with the two storey scale of the villas. However, the lower ground level will be

achieved through excavation of the land and the formation of a terraced area. The level of excavation is modest given the scale of the site and the terrace retaining structure will be stepped and landscaped, screening and softening the impact of the lower ground floor area which will only be visible from private land. Whilst the central part of the rear extension is flat roofed it sits below the adjacent extensions directly behind each villa and nevertheless forms well-ordered and structured architecture which does not demand attention.

69. In combination the new extensions represent considerable additions to the existing buildings in terms of size and scale. The rear extension to number 29 and the infill extension are of a size and massing which will have a greater impact on the relationship of the two villas, as separate buildings, than the existing smaller linking extensions. It is noted that, when considered in isolation, this will lead to 'less than substantial' harm to the relationship of the two buildings within this Conservation Area context. Although the resulting building will be of a considerable size when considered against the immediate urban grain, the building will sit within extensive grounds in a substantial plot and is not considered to represent an overdevelopment of the site.
70. The detailing elements of the proposal have been given careful consideration in order to help achieve a successful redevelopment. Firstly, the proposals incorporate a high quality palette of materials formed of matching natural stonework, ashlar stone and 'Headingley' red brick with a matching slate roof. Whilst red brick is not found within the existing building, its usage is restricted to less prominent parts of the development, and red brick is nevertheless a characteristic material of the wider conservation area.
71. All existing doors and windows within the villas will be retained and repaired or replaced like of like (if more than 50% of the frame is missing). The existing ironmongery will be retained where it is extant and in good working order, where this is not the case, ironmongery will be replaced to match existing. The windows are all appropriately dressed with heads and cills (where appropriate) and the new build elements of the scheme incorporate portrait sash style windows with simpler detailing as to not detract from the original structures. The elevations of the proposed extensions are designed to be modern interventions which reflect the historic proportions of the existing villas and the local vernacular within the conservation area. The proposals also incorporate roof repairs, matching pointing and the retention of all existing chimneys (within retained sections of the building), which are a key aspects of the villas character. The renewable energy infrastructure (Solar PV and Air Source Heat Pumps) has also been sited in non-prominent locations, with full design and layout details to be secured by a planning condition.
72. The garden setting of the villas forms a positive part of their heritage significance showing their original status. The scheme would introduce access roads and parking within the front garden area. Whilst the level of frontage parking has been decreased through negotiations and no built development is proposed to the front of the villas this element of the proposal would have a negative impact on the garden setting of the villas and would be harmful. In mitigation, the majority of trees are to be retained and the scheme incorporates a landscaping scheme which retains large areas of the garden setting and its characteristic terracing, as well as new planting. This will ensure the site retains its existing verdant character. The tree belt along Moor Road is also retained which alongside the front boundary wall will reduce the prominence of the parking areas. It is however, acknowledged that the parking and new internal

drive formation will have a negative impact on the garden setting of the villas and wider conservation area (less than substantial harm).

73. In conclusion, the negative aspects of the proposal including frontage parking / loss of garden setting and the increased scale and massing of the villas are noted. However, the scheme also delivers several positives from a heritage perspective including the demolition of unsympathetic later additions to the villas, restoration and repair of the existing villas and bringing the heritage assets back into a long-term sustainable use. These aspects of the scheme balance out the negative elements.
74. In summary it is considered that the proposal, will as a whole, preserve the character and appearance of the conservation area as well as preserve the setting of the nearby listed building. As such the proposal meets the statutory test requirements for such developments as well as the wider aims of the relevant local and national planning policy and guidance.

Housing Mix

75. Policy H4 of the Core Strategy sets out the housing mix (number of beds) requirements for new housing developments within Leeds. The policy seeks to ensure that new housing delivered in Leeds is of a range of types and sizes to meet the mix of households expected over the Plan Period (i.e. it meets the needs of Leeds). The proposed housing mix has been compared against the preferred housing mix of Policy H4 below:

Type of dwelling	Number of dwellings proposed	Proposed Mix	H4 Target	H4 Min	H4 Max	Meets H4
1 Bed	12	40%	10%	0%	50%	Yes
2 Bed	15	50%	50%	30%	80%	Yes
3 Bed	3	10%	30%	20%	70%	No
4+ Bed	0	0%	10%	0%	50%	Yes
Total	30					No

76. The scheme provides a range of one to three bed units, delivering a mix of dwelling sizes overall which is the headline objective of Policy H4 of the Core Strategy.
77. Notwithstanding this, the development does not fully comply with the preferred mix specified within the justification of the policy. In particular, the proposed percentage of three-bed units (10%) is below the preferred mix minimum threshold of 20% three-bed units.
78. In mitigation, the level of divergence from the preferred mix is minor and scheme still delivers a mix of unit sizes overall. The scheme is also small – medium scale (30 units), which limits the impact of the conflict. In addition, paragraph 5.2.11 of the Core Strategy states *‘For small developments, achievement of an appropriate mix to meet long term needs is not overriding. The form of development and character of area should be taken into account too’*. In this instance the proposal is located within an area where one and two bed flatted developments are not too prevalent. As such the development certainly will not result in an excess of a certain size/type of residential unit within the area.

79. Overall, the proposal does not fully meet the preferred housing mix contained within Policy H4 of the Core Strategy. Whilst the scale of the policy conflict is modest and some mitigation for the divergence exists, this limited harm against Policy H4 will be weighed up within the planning balance.

Affordable Housing

80. Policy H5 of the Core Strategy requires residential developments to deliver affordable housing provision, commensurate to the scale of the development. The site is situated within Affordable Housing Market Zone 2, which has a requirement for 15% of the units to be affordable.
81. The proposed development will deliver five affordable units (3 x 1-bed and 2 x 2-bed), which be secured within the S106 legal agreement. This represents 16.7% of the overall units, meeting the requirements of Policy H5. The proposed unit sizes also broadly align with the mix of unit types within the overall development. The proposal is therefore considered to be acceptable in this regard.

Green Space

82. Policy G4 of the Core Strategy requires residential developments to provide new green space commensurate to the number and units size of the residential development proposed.
83. The proposed development of 30 units with the specified housing mix (1-3 bed), would generate a need of 903 square metres (0.09ha) of new green space against the requirements of Policy G4 of the Core Strategy. It is unlikely that a meaningful area of on-site green space could be created given this very modest requirement. The existing site is also well enclosed and private and delivering suitable publicly accessible green space would present a challenge. Given this, it is accepted that an off-site commuted sum payment, in lieu of on-site provision is acceptable in this instance.
84. The off-site commuted sum requirement equates to £37,906.44 and will be utilised to improve local greenspace(s). The applicant has agreed to pay this sum and it will be secured within the S106 legal agreement. Consequently, the proposal is considered to meet the requirements of Policy G4 of the Core Strategy.

Residential amenity – Neighbours

85. Core Strategy Policy P10 and saved UDP Policy GP5 note that developments should protect amenity.
86. The site is situated within a predominantly residential area and residential properties directly abut the site to its west (side) and north (rear) boundaries. The proposal will include considerable extensions to the rear of the existing buildings at the site and introduce new massing in close proximity to neighbouring sites where this does not exist at present. The closest neighbouring residential properties to the development, and therefore those which are most likely to be impacted upon by the development in the are those properties at 25 Moor Road (to the west) and 63 and 65 Castle

Grove Avenue (to the rear). The Local Planning Authority must come to a view as to whether any impacts on these properties are significantly harmful.

87. In relation to a loss of privacy and overlooking the Neighbourhoods for Living SPD includes guideline separation distances for new development in suburban areas. The new development is considered to adequately meet this guidance in terms of the distances between new development and neighbouring properties. For example, only four bedroom windows (2 x upper ground floor and 2 x first floor) are proposed within the west side elevation of the development. These windows will be situated around 9.2 metres from the western boundary and at least 29 metres from 25 Moor Road at their nearest point. The Neighbourhoods for Living SPD advises a separation distance of at least 7.5 metres to the boundary and 18 metres to the neighbouring property in such circumstances. At such the proposal significantly exceeds the suggest separation distances. Some landing windows are also proposed within the west side elevation however these will be obscure glazed via planning condition. Furthermore, the presence of mature tree cover, boundary walls and vegetation to the west boundary and the layout of the neighbouring site, which benefits from extensive amenity space will further reduce the potential for material overlooking.
88. To the rear, the nearest main windows within the new apartments will be situated over 12 metres from the rear boundary of the site and 24 metres from the nearest neighbouring dwelling (63 and 65 Castle Grove Avenue). These distances exceed the recommended separation distances of 10.5 metres to the boundary and 21 metres to the neighbouring dwellings for this scenario. The rear elevations of the neighbouring dwellings are also off-set and do not directly face the proposals at the closest point, which further limits the potential impacts. It is noted that part of the rear elevation contains windows at second floor level. However, this part of the proposal will be set 25 metres away from the rear boundary at this point which is considered to be adequate separation. The western wing of the rear extension extends close to the rear garden area of 65 Castle Grove Avenue at its furthest extent. However, the window layouts have been carefully designed to ensure that no windows are situated within the east elevation of the western wing at this point. Overall, it is considered that the proposal will not result in any material overlooking and will not have a detrimental impact on the privacy of any neighbouring properties / amenity.
89. Likewise, in terms of loss of light and overdominance, the extensions are set considerably away from the boundaries of the site. Alongside the proposals juxtaposition with the nearest neighbouring dwellings, this will ensure that the development does not have a detrimental impact on any neighbouring properties in terms of loss of light or over-dominance. Notably to the eastern wing of the development the extensions diminish in scale as they protect towards the rear boundary, with the development being single storey at its closest point to the boundary.
90. In terms of noise the proposal relates to the introduction of a residential C3 use. The previous use (children's home) was a form of residential use and the surrounding area is residential in character. The anticipated coming and goings will be typical of such a use and will also be fairly limited given the modest density of the development. In addition, the main amenity space is situated centrally to the front of the site and bin storage to the eastern edge of the site, which will provide good separation distances and vegetation buffers to neighbouring properties. It is therefore considered that the proposal does not give rise to any noise concerns.

91. Overall, the proposal is not considered to result in any undue amenity concerns for neighbouring occupants in line with the requirements of Policy P10 of the Core Strategy, Policy GP5 of the UDPR and guidance contained within the NPPF.

Residential amenity – Future Occupants

92. Core Strategy Policy P10 and saved UDP policy GP5 note that development should protect amenity whilst policy BD5 notes that “all new buildings should be designed with consideration given to both their own amenity and that of their surroundings”. The NPPF (paragraph 135), states decisions should ensure that developments create a “high standard of amenity for existing and future users”.
93. All of the proposed 30 residential units would meet the headline minimum space standard requirements set out within Policy H9 of the Core Strategy, with the majority of units significantly exceeding these internal space requirements. The previously outlined separation distances to neighbouring dwellings will also ensure that the new apartments are not unduly overlooked.
94. The proposal includes the provision of 4 apartments at lower ground level, which can sometimes create a challenge in amenity terms. However, in this instance all of the units are designed to face onto a large, landscaped lower ground level rear terrace area which will provide sufficient outlook and light to the main rooms within the units. Landscaping is proposed adjacent to the units facing the lower terrace and entrance to the building, to provide a buffer to the windows in the interests of privacy.
95. The proposed flats within the development mainly benefit from windows which provide good outlook and natural light. It is noted that a small number of the units (1, 6, 18 and 22), contain a bedroom with an off-set / A-typical window position. The windows have been placed in these in the locations to prevent overlooking of adjacent properties. The windows to units 1, 6 and 18 are south facing and the bedroom to unit 22 also benefits from a rooflight. Whilst the bedrooms within these apartments create some amenity concerns (which will be weighed up in the planning balance), the rooms will still benefit from a reasonable level of amenity.
96. The proposal incorporates the creation of a good-sized shared amenity space to the front of the buildings, as well as a private terraced area to the rear. These will provide adequate outdoor amenity areas for the residents. The final design of these areas will be subject to planning conditions, with the expectation that improved informal child’s play facilities will be provided.
97. It is noted that the adjacent Castle Grove Masonic Hall has a license to hold weddings which can be a source of noise complaints. The adjacent listed building is surrounded by existing residential properties to its north and east elevations. The extant planning use of the site (a children’s home) is also residential in nature and the proposal will not extend materially greater to the adjacent building than the existing host building. Notwithstanding, this the applicants have considered the potential noise impacts on residents, through the submission of a noise report. This report has been considered by the Environmental Health Officer who has stated that the noise report has demonstrated that noise impacts can be controlled via targeted acoustic design measures outlined in the acoustic report. Consequently, it is

considered that the neighbouring land uses will not be detrimental to the amenity of future occupants.

98. In general, the proposal when considered as a whole will provide a good level of amenity for the future occupiers, in line with the requirements of Policy P10 of the Core Strategy, Policies GP5 and BD5 of the UDPR and guidance contained within the NPPF.

Ecology / Nature / Trees

99. The site currently benefits from an attractive landscaped setting with mature tree cover present across the site, especially to its boundaries and site frontage. A large number of these trees are protected by TPO's, whilst the majority of the remaining trees are protected by virtue of their scale and location within the conservation area. The existing landscaping has many functions including being a positive attribute of the conservation area, climate change mitigation and biodiversity. As such any proposal should seek to retain and not harm the surrounding trees, as far as practicable and provide appropriate mitigation where necessary
100. The proposed built development largely extends to the rear of the site and will retain and appropriate buffer distance to the boundary trees, to ensure that the development will not harm (subject to the mitigation measures) and has an acceptable relationship with the trees, helping to ensure that the existing verdant character is retained. Notably, the west side extensions contain few main windows within their side elevations, which will reduce future lopping pressures.
101. An Arboricultural Impact Assessment (AIA) has been submitted to support the proposals. This indicates that the majority of healthy trees on the site will be retained. A number of Category U trees (15. No) which the Arboricultural Survey identifies as dead or of such poor condition that pose a health and safety risk and should be removed, will be felled. A further 7 healthy trees require removal in order to facilitate the development. Whilst the loss of these trees is regrettable, it is acknowledged that the selective loss of the trees is required to facilitate the redevelopment proposals. Some of these trees had also previously been approved for felling under the 2015 planning permission (T62 + T63).
102. The 7 healthy trees which are to be lost will be replaced on a 1:1 basis, with new extra heavy standard trees. It is noted that this does not meet the 3 for 1 aspirations contained within Policy LAND2 of the Natural Resources and Waste DPD, however the limited scope for replacement planting on the site is noted. This conflict with Policy LAND2 will weighed up within the planning balance.
103. The tree proposals also include tree works such as crown lifts to numerous protected trees. These works have been considered by the Tree Officer and are acceptable.
104. The construction of the new access drive has potential to cause harm to trees. However, the proposals include a no-dig roadway and parking design which will help to safeguard the health of the trees alongside standard tree protections measures. A series of planning conditions will be put in place to ensure that the roadway works and other protection are in place prior to the commencement of construction, alongside a aboricultural method statement.

105. The retention of the existing trees is also important from a biodiversity / ecology perspective as this provides a valued woodland habitat which supports a variety of wildlife. It should be noted that the application was submitted prior to the introduction of Mandatory Biodiversity Net Gain requirements. Nevertheless, Policy G9 of the Core Strategy requires developments to result in a net gain for biodiversity across the site.
106. The existing site contains a significant degree of vegetation and has a high baseline biodiversity value. Whilst the proposals include new species rich planting and other mitigation the submitted biodiversity impact calculator indicates that the development will result in a net loss of 2.72 habitat units. Policy G9 of the Core Strategy permits biodiversity net gains to be achieved off-site. In this instance the applicant is proposing to purchase 3 off-site habitat units at a cost of £75,000 (3 x £25,000), to mitigate the loss of biodiversity as a result of the development. This will be secured via the S106 agreement and will ensure the development complies with Policy G9 of the Core Strategy.
107. Policy G8 of the Core Strategy relates to the protection of important species and habitats. It is noted that the submitted bat survey highlights one of the buildings on the site appears to support bat roost. Accordingly, a European Protected Species Mitigation Licence will need to be obtained prior to works commencing on the building, and further nocturnal emergence bat roosting surveys needs to be undertaken for the buildings which have moderate bat roosting potential (B1 and B2), prior to development. This will be subject to a planning condition alongside adequate precautions to avoid harm to bats from any tree works. The submitted Ecological Appraisal also recommends mitigation in relation to breeding birds, badgers, hedgehogs and the removal of invasive non-native species within the site, which will be subject to planning conditions, alongside other conditions recommended by the Nature Conservation Officer to mitigate harm, enhance habitats for protected species and manage biodiversity across the site. The proposal is therefore considered to comply with the requirements of Policy G8 of the Core Strategy in relation to the protection of important species, subject to the mitigation measures and enhancements which can be secured via planning condition.
108. Overall, with the additional safeguards and mitigation the proposed the proposed planning conditions will provide the proposal is considered to be acceptable in terms of ecology, nature conservation and biodiversity in line with the requirements of Policies G8 and G9 of the Core Strategy, Policy LD1 of the UDPR, and guidance contained within the NPPF. The conflict with Policy LAND 2 of the Natural Resources and Waste DPD is noted and will be weighed up in the planning balance.

Highways considerations

109. Core Strategy policy T2 and saved UDPR policy GP5 note that development proposals must resolve detailed planning considerations and should seek to maximise highway safety. This means that the applicants must demonstrate that the development can achieve safe access and will not overburden the capacity of existing infrastructure. It is also outlined within the spatial policies of the Core Strategy it is also expected that development is sited within sustainable locations and meets the accessibility criteria of the Core Strategy.

110. As previously outlined the proposal is considered to be located within a generally sustainable location within the main urban area of Leeds which benefits from good bus links to nearby Centres and reasonable access to local services and community facilities.
111. The application site is currently served by two vehicular access points to the south east and south west. The development proposes to utilise and improve the existing access / junction to 31 Moor Road on the corner of Castle Grove Drive and Moor Road for vehicles and close the existing access to 29 Moor Road to vehicles but retain this as a pedestrian and cycle access to the site. The improvement to the proposed vehicular access points include widening the access and includes a highways build out (to be agreed under a section 278 highways agreement and controlled by way of an appropriately worded planning condition) to improve highway safety alongside new Traffic Regulation Orders (TRO's). This will also contribute to the local community aspirations (included in the Far Headingley, Weetwood and West Park Neighbourhood Design Statement) for highway safety improvements along the wider stretch of Moor Road.
112. The proposed internal arrangements are considered suitable for servicing needs with the applicant having demonstrated vehicle tracking for larger vehicles.
113. The adjacent stretch of Moor Road is noted in the Far Headingley, Weetwood and West Park NDS as a problem area in terms of highway safety with anecdotal evidence of speeding and traffic accidents being noted by local residents. For these reasons there has been a long held aspiration to introduce traffic calming measures along Moor Road. This is outlined in detail in the NDS. Whilst the proposal relates to the construction of 30 new residential units, the extant use of the site is for a children's home which generated a degree of associated vehicle trips. The applicants Transport Assessment, which has been assessed by Highways Officers indicates that the increase in additional trips as a result of the proposals will not be significant and thus the proposal will not have a detrimental impact on traffic congestion, nor will it justify the need for any off-site traffic calming works to be funded by this development.
114. In terms of car parking the development provides a total of 39 spaces (including visitor and disabled parking) for the 30 unit scheme. This level of the parking is considered to be the minimum acceptable level for the scheme and is supported by the good accessibility profile of the site and will also help to reduce the impact on the garden setting of the site. The development will also assist in securing a Car Club space on Moor Road (via the TRO), which will be secured via the S106 legal agreement. This level of parking provision is considered to be satisfactory by the Highways Officer given the nature of the scheme and its location. The proposal also incorporates significant cycle storage provision.
115. In summary, no significant highway impacts are anticipated as a result of the development, subject various planning conditions and S106 clauses recommended by the Highways Officer. As such the proposal is considered to comply with the requirements of Policy T2 of the Core Strategy, and guidance contained within the Transport SPD and NPPF.

Climate Change Mitigation

116. Leeds City Council has declared a Climate Change Emergency. Planning policies within the Development Plan seeks to address this issue by ensuring that developments incorporate measures to help reduce the impacts on climate change. In particular, Policy EN1 of the Core Strategy requires residential developments to achieve reduced predicted carbon dioxide emissions as well as provide a minimum of 10% of the predicted energy needs of the development from low carbon energy. Policy EN2 requires major residential developments to meet a water standard of 110 litres per person per day, where feasible. Furthermore, Policy EN8 of the Core Strategy requires the installation of Electric Vehicle Charging Points (EVCP) commensurate to the scale of the development.
117. The applicants have provided an Energy Statement as well as other technical information which outlines that the development will introduce a range of measures including improved U-values, improved air permeability, improved G-Value glazing performance, blinds for solar shading, LED efficient lighting, automated lighting controls, high efficiency heat recovery system, Low SFP fan selections and high efficiency Air Source Heat Pumps to save Carbon Dioxide emissions. These measures are predicted to represent an improvement of 50.64% against the Building Regulations requirements and is in excess of the 20% required improvement contained within Policy EN1.
118. The scheme also proposes a central air source heat pump system as well as solar photovoltaic panels on the flat roof of the proposed link extension. Overall, this contribution from low/zero carbon technology will meet the 10% requirement contained within Policy EN1 of the Core Strategy, with the final details secured by planning condition.
119. The supporting technical information also confirms that the development will achieve the Policy EN2 water standards (110 litres, per person, per day).
120. In terms of Electric Vehicle Charge Point (EVCP) provision, all spaces will benefit from charging infrastructure meeting the requirements of Policy EN8 of the Core Strategy.
121. Overall, the proposal is considered acceptable in relation to climate change mitigation, in line with the requirements of Policies EN1, EN2 and EN8 of the Core Strategy and guidance contained within the NPPF.

Accessible Housing / Access for all

122. Policy H10 of the Core Strategy relates to accessible housing standards. The policy requires new residential developments to include the following proportions of accessible dwellings:
- 30% of dwellings meet the requirements of M4(2) volume 1 of Part M of the Building Regulations 'accessible and adaptable dwellings'.
 - 2% dwellings meet the requirement of M4(3) of Part M volume 1 of the Building Regulations 'wheelchair user dwellings', wheelchair adaptable or accessible dwellings.

123. The proposal incorporates 10 apartments (33%) which meet the requirement of Part M4(2) of the Building Regulations (accessible and adaptable dwellings), and 1 apartment (3%) which will meet Part M4(3) requirements (wheelchair uses dwellings), thus complying with Policy H10 of the Core Strategy.
124. Policy P10, part (vi) of the Core Strategy requires developments to be accessible to all users, including visitors. In this regard the proposal provides a level access ramp to the front of the building, and three disabled parking bays close to the entrance of the building. Internally, the development benefits from two lifts.
125. Overall, the proposal is considered to meet the requirements of Policies H10 and P10 of the Core Strategy in relation to accessible housing and access for all and will be a significant improvement on the extant position (former children's home).

Other Matters

126. *Drainage* – A Flood Risk Assessment and Drainage Strategy has been supplied by the applicant. The Flood Risk Management Team accept that the application site is located in Flood Zone 1 and not at risk of any critical flood risks that require specific mitigation. The proposed drainage strategy is also considered to be acceptable subject to planning conditions.

Representations

127. As previously outlined 95 representations have been received in relation to the proposed development (89 objections, 3 support and 3 general comments). The issues raised within these representations are considered below:

Objection letters

128. The issues raised within the objection letters are considered and responded to below:
- Impact on the conservation area / out of character
 - *This issue is covered within the appraisal above.*
 - Scale / Too big
 - *This issue is covered within the appraisal above*
 - Density too high
 - *The density of the scheme is not considered to be unduly high given the apartment style nature of the scheme, its sustainable location and the constraints of the site.*
 - Highway / pedestrian safety
 - *This issue is covered within the appraisal above*
 - Car Parking / Impact on nearby streets
 - *This issue is covered within the appraisal above*
 - Increase in traffic / Congestion
 - *This issue is covered within the appraisal above*
 - Cumulative impact with nearby developments and existing uses
 - *The proposal is not considered to result in any undue cumulative impacts when considered alongside existing uses and nearby developments.*

Notably, existing development is present of the site and the buildings have a residential extant use.

- Lack of clarity on nearby highways improvements
 - *No local highways improvements are required / justified as a result of the proposed development given its limited scale and likely impact, when considered against the extant use of the site.*
- Loss of trees / vegetation
 - *This issue is covered within the appraisal above*
- Impact on wildlife / habitats / environment
 - *This issue is covered within the appraisal above*
- Over-dominance / loss of light / overlooking / privacy
 - *This issue is covered within the appraisal above*
- Impact on neighbouring amenity from noise
 - *This issue is covered within the appraisal above*
- Impact on quality of life / sense of village setting
 - *The proposal relates to a modest number of additional residential units within the area and is considered to result in the sustainable re-development of the site. Consequently, it will not have a detrimental impact on the quality of life within the local area or the sense of village setting.*
- Loss of green space
 - *The site is not designated as Green Space within the Development Plan. As such the proposal will not result in a loss of Green Space within the area.*
- Air pollution
 - *The proposed use (residential – C3), and modest number of units do not give rise to any likely harmful increases in air pollution due to new vehicle trips and/or additional congestion. The development has also been designed to encourage low car ownership and its sustainable location encourages non-car based trips. In addition, EVCP infrastructure is provided within the development which will encourage and enable EV car ownership*
- Light pollution
 - *The scheme will be subject to a planning condition requiring details of a low impact lighting scheme, in recognition of the site's sensitive context.*
- Boundary treatments
 - *The scheme will be subject a planning condition requiring details of all retained and proposed boundary treatments in the interests of visual amenity and the amenity of neighbours.*
- Bin storage
 - *This issue is covered within the appraisal above*
- Proposals are more extensive and overbearing than the previous approval.
 - *Whilst the previous planning permission has some contextual relevance, it has now expired and does not represent a realistic fallback position. The proposal has been assessed on its own individual merits and is considered to be acceptable. Notwithstanding this, it is not agreed that the current scheme is more extensive and overbearing than the previous permission when considered as a whole.*
- Implications of EV parking on parking availability
 - *Whilst the scheme incorporates EVCP infrastructure, the spaces will not be limited to EVCP use only. As such the EVCP infrastructure will not have an impact on the availability of parking spaces.*
- Concerns in relation to the public consultation event held by the applicants prior to the submission of the application.

- *These are noted, however the Council cannot control or require any developer-led public consultation prior to the submission of a planning application.*
- Impact on local schools
 - *The proposal is not considered to result in undue pressure local education infrastructure given the modest number of units proposed, and the proposed housing mix (mainly 1 and 2 bed properties). The sites indicative capacity (32 units) was also considered when assessing educational provision within the area holistically through the Site Allocations Plan.*
- Inadequate / insufficient information
 - *It is considered that sufficient and adequate information has been provided to determine the application, with some information subject to planning conditions which will be assessed at a later date.*
- Impact on property prices
 - This is not a material planning consideration.

129. The representation from the Far Headingley Village Society raises concerns that the existing woodland and terraced garden to the front of the building is a cherished landscape asset within the Conservation Area and should be preserved and enhanced. This area could also present a lovely outlook for the residents of this development. The proposed loop road would replace all this with a car park. It should be possible to create enough parking along the existing approach road to the East of the property. We would very much like to see these historic buildings and grounds preserved and brought back into use before they deteriorate further. We hope a more sympathetic scheme can be proposed and accepted as soon as possible. In response, these comments are noted, however the impacts of the proposal have been assessed within the appraisal above. It is considered that the current plans as submitted are considered to be acceptable and there is not requirement to assess potential alternative parking layouts.

130. The representation from Leeds Civic Society states they do not support the extensive car parking behind the moor road frontage, including the access right up to No.29. They also support the comments from the Landscape Officer (earlier consultation comments) in relation to the impact of the northern extension to No.29 on mature trees and the amenity of residents. These comments are noted and the issues have been considered within the appraisal above

Support letters

131. The letters of support state the following issues:

- Great, just what we need after all this time, please allow as soon as possible.
- This site has been an eyesore for the last 20 years plus. The buildings have been vandalised and the grounds are overgrown.
- It is just what this area needs and we hope it gets approval and we hope it gets approval.

132. In response, these comments are noted.

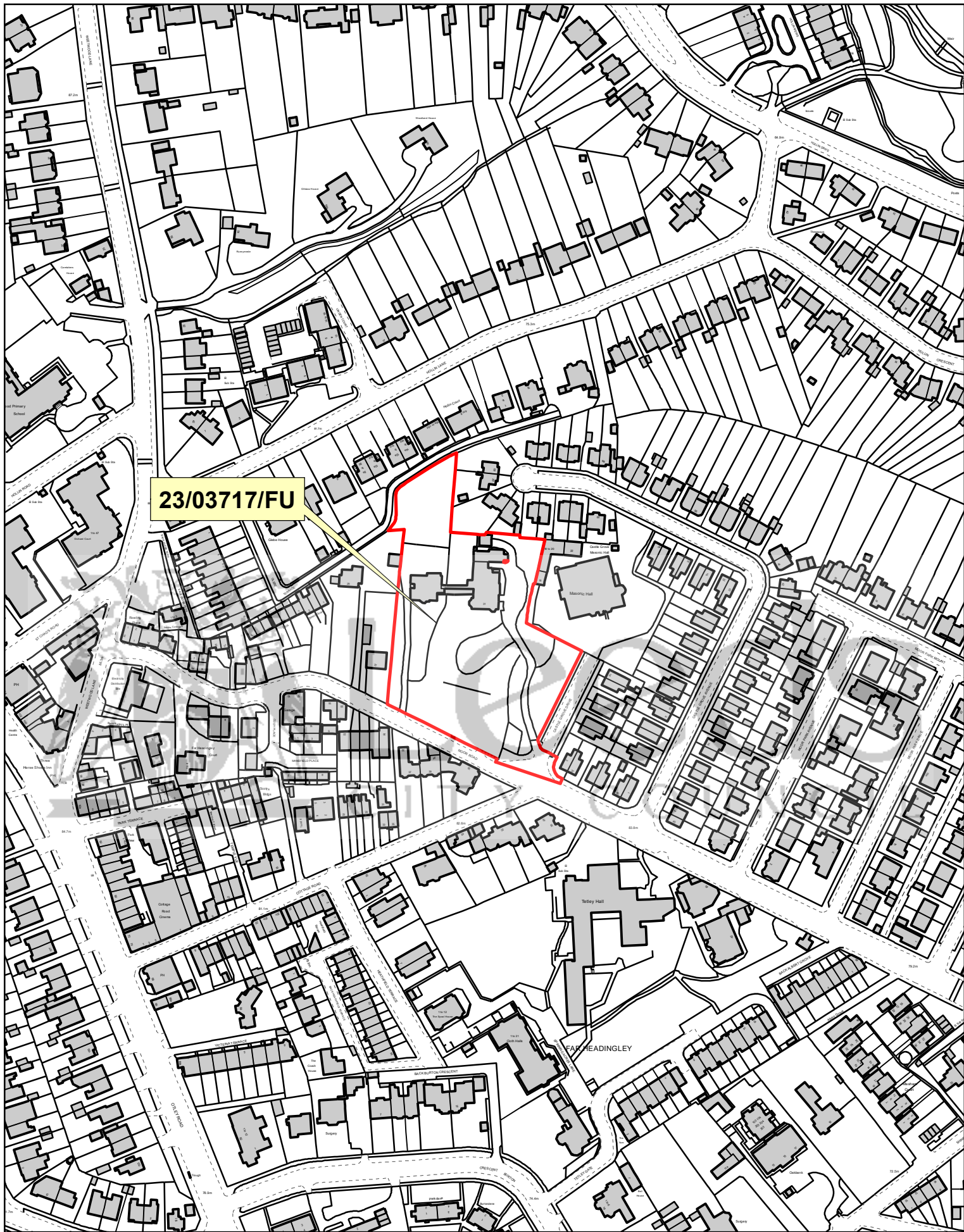
General comments

133. The general comments (neutral) letters raise the following issues which are considered in turn:
- Overall, happy that the site is being developed but the trees that border my back garden are problematic (lack of maintenance). The block light and cause house maintenance problems.
 - *The proposal seeks to retain the majority of trees on the site for good planning reasons. Whilst the trees may block some light at certain points of the day, this is an existing situation and no requirement existing to fell existing trees in such situations.*
 - Concerns in relation to traffic volumes, parking and highways safety
 - *This issue is covered within the appraisal above.*
 - Impact on wildlife / pollution
 - *This issue is covered within the appraisal above.*
 - Disruption during construction
 - *The scheme will be subject to a construction management plan condition which will help to manage / mitigate amenity issues during the construction phase of development. Any impacts from construction will also be temporary in nature.*

PLANNING BALANCE / CONCLUSIONS

134. The proposed scheme will provide a significant number of planning benefits including the regeneration of a brownfield site, the refurbishment and bringing back into use of dilapidated non-designated heritage assets on a key long-term vacant site within the conservation area, provision of 30 new homes to the housing supply with a sustainable location (including 5 No on-site affordable units), access improvements to the site and the delivery of a climate change resilient development which incorporates zero/low carbon technologies. Positive weight is attributed to these benefits. In particular, significant positive weight in favour of the development is attributed to the bringing back into use of dilapidated non-designated heritage assets on a key long-term vacant site within the conservation area which will be a key benefit for the local community.
135. The development also gives rises to no significant concerns in relation to its impact on heritage / design, residential amenity of neighbouring residents, highways safety, accessibility for all, ecology or existing protected trees, subject to mitigation achieved via planning conditions and a S106 agreement.
136. It is noted that the proposals present some policy conflicts, in relation to housing mix (lack of 3-bed units), amenity of future residents (siting of some bedroom windows) and insufficient replacement tree planning (replacement planting not at the required 3:1 level). These policy conflicts cover key policy areas attract negative weight within the planning balance. However, the nature of the conflicts are considered to be relatively minor and are outweighed by the significant benefits of the scheme.
137. Consequently, when the proposed scheme is considered as a whole the development is considered, on balance, to be acceptable, with the safeguards and

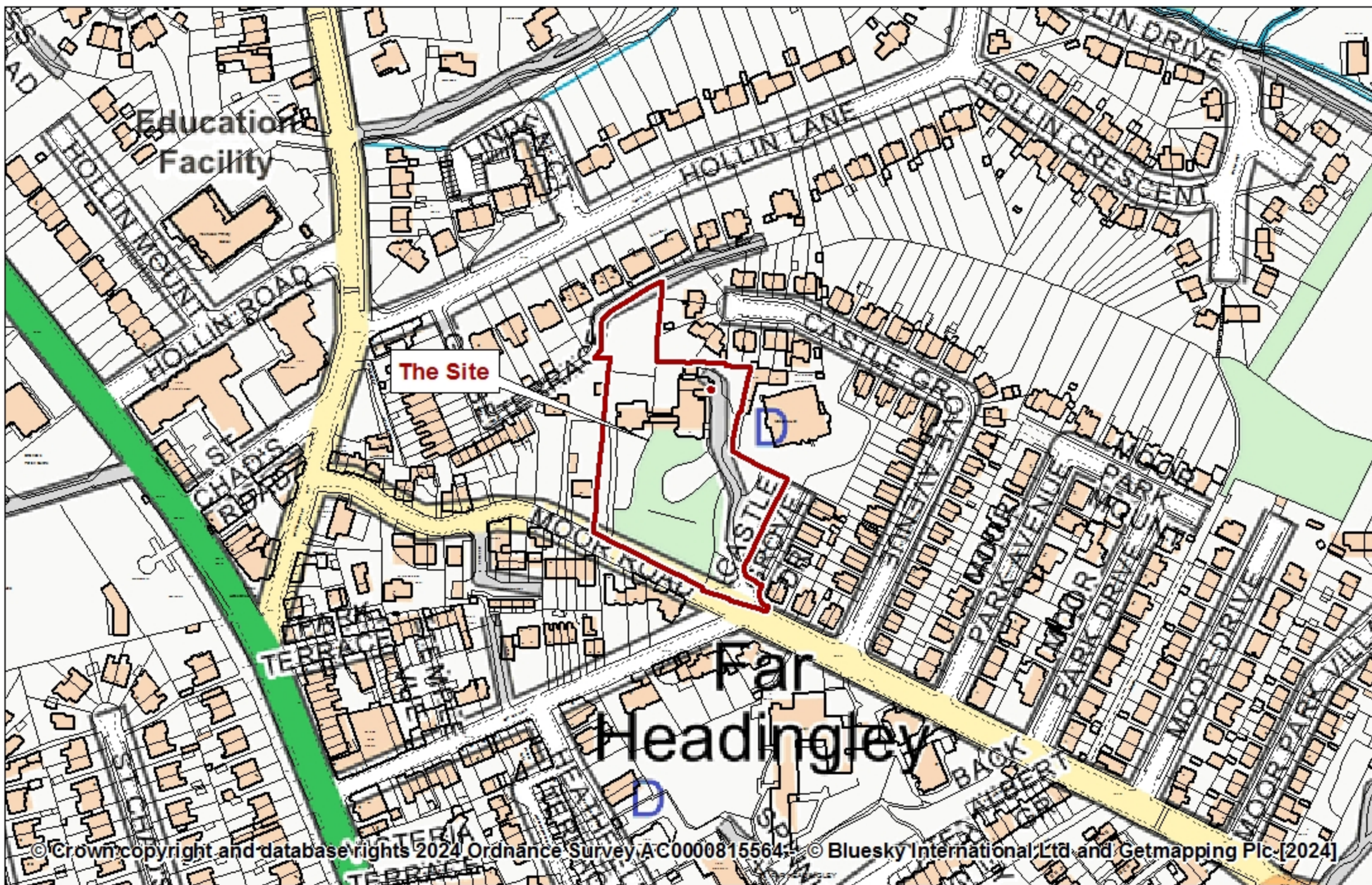
mitigation provided within the suggested planning conditions and S106 agreement.
As such the application is acceptable and is recommended for approval.



23/03717/FU

SOUTH AND WEST PLANS PANEL

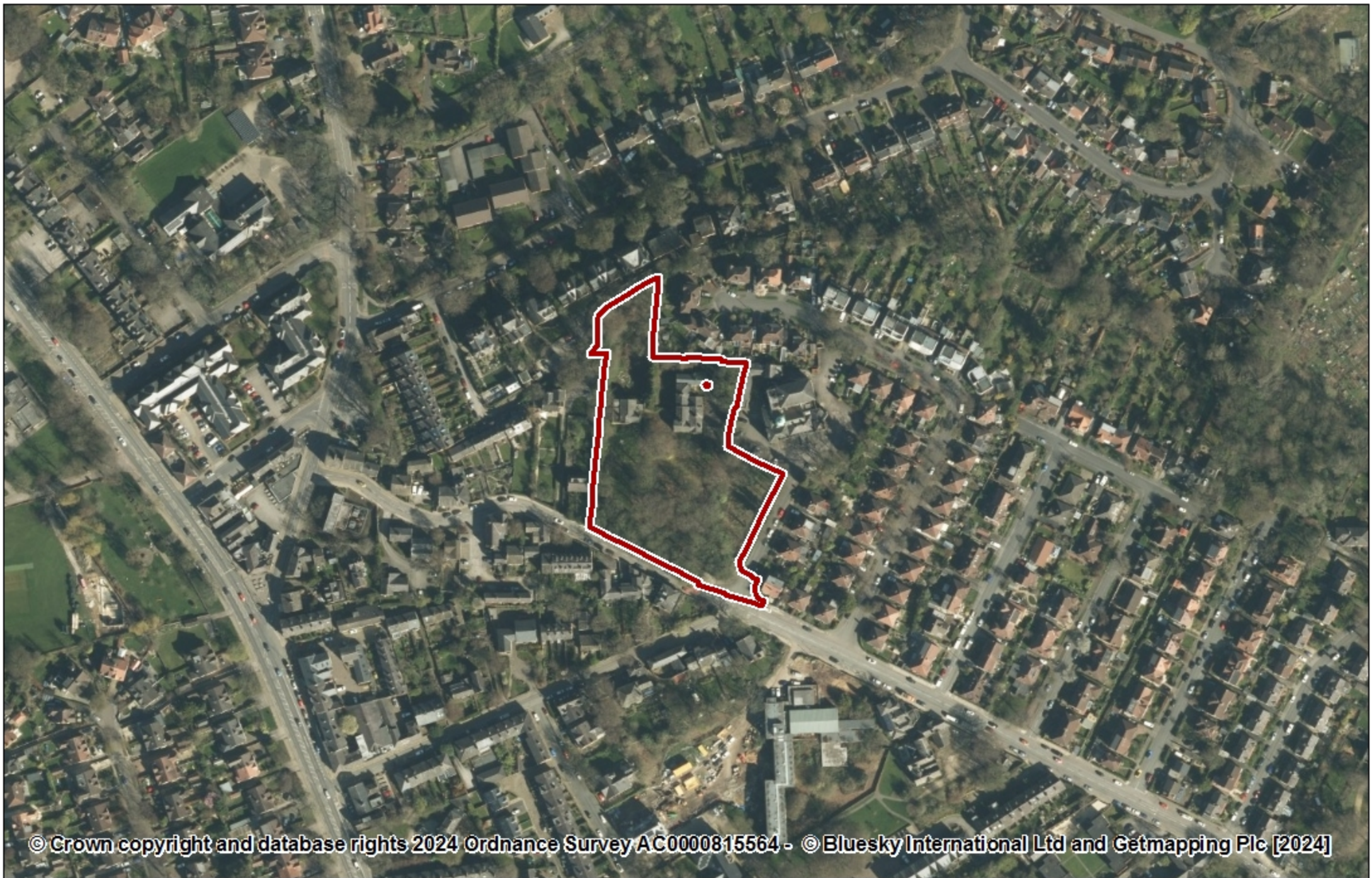




The Site

Far
Headingley

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PLANS PANEL PRESENTATION

SCALE 1:2500

