



Report of the Chief Planning Officer

PLANS PANEL EAST

Date: 27/08/09

Subject: APPLICATION 09/02802/COND. – DISCHARGE OF CONDITION 2, WALLING MATERIAL, STANIG HOWE, THE RIDGE, LINTON, WETHERBY, LS22 4HJ.

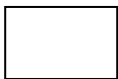
APPLICANT
Mr D Howson

DATE VALID
26 June 2009

TARGET DATE
21 August 2009

Electoral Wards Affected:

Harewood.



Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

Approve discharge of condition 2 regarding materials for walling.

1.0 INTRODUCTION:

- 1.1 Members will recall planning application reference 09/00073/FU for a replacement house at this site which was reported to Panel on 09/04/09. At the time Members requested a condition for the use of “random stone” for the walling materials. Subsequent to this an application for the discharge of this condition has come in, the applicant proposes to use regular stone and as this is not what was requested by Members the proposal is referred back to Panel for consideration.

2 PROPOSAL:

- 2.1 The condition requiring discharge is set out below:

Construction of external walling shall not be commenced until a sample panel(s) of the external walling to be used (random coursed stone, unless otherwise agreed in writing by the Local Planning Authority) has been constructed and approved in writing by the Local Planning Authority. The

sample panel(s) shall be erected on site to establish its detail. The external walling shall be constructed in strict accordance with the sample panel(s) which shall not be demolished prior to the completion of the development.

Reason: In the interests of visual amenity and to ensure that the external walling harmonises with the character of the area.

- 2.2 The applicant has erected a sample panel of coursed stone, this is a pitched face natural sandstone from Rand and Asquith Stone Quarries (based in Elland).

3 SITE AND SURROUNDINGS:

- 3.1 The site has no policy designation, although land to the west is designated as a Protected Area of Search under Policy N34.
- 3.2 Stanig Howe is an individually designed bungalow with high sloped roof with dormers set in. The bungalow is constructed from regular coursed natural stone with timber cladding to the gables.
- 3.3 The approved planning application gave permission for the bungalow to be replaced with a two storey house. This is shown on the plans as being constructed in natural coursed stone, with stone window surrounds and quoins.
- 3.4 The Ridge is a private road with a variety of houses in terms of style and size, all are detached and set in good sized gardens. Many of the properties are constructed from random sized stone laid to regular courses although there are examples of regular stone and the use of render.

4 RELEVANT PLANNING HISTORY:

- 4.1 09/00073/FU, 4 bedroom detached house with attached double garage to existing dwelling site, approved at Plans Panel on 09/04/09.

5 HISTORY OF NEGOTIATIONS:

- 5.1 A site visit has been carried out by the Case Officer, and a meeting has been held on site between all parties to discuss the proposed stone. The stone is considered to be of good quality and would be suitable, however concerns have been discussed with the applicant with regard to the fact that the size of the stone is not random as requested in the condition.

6 MAIN ISSUES

- 6.1 The appropriateness of the chosen walling material with regard to the character of the area.

7 APPRAISAL

- 7.1 When the application for the replacement house was discussed at Panel Members expressed a desire for the use of random coursed stone to ensure that the new house would fit in well with other existing properties on the street. This was duly incorporated into a Condition on the approval with the proviso "unless otherwise agreed in writing".

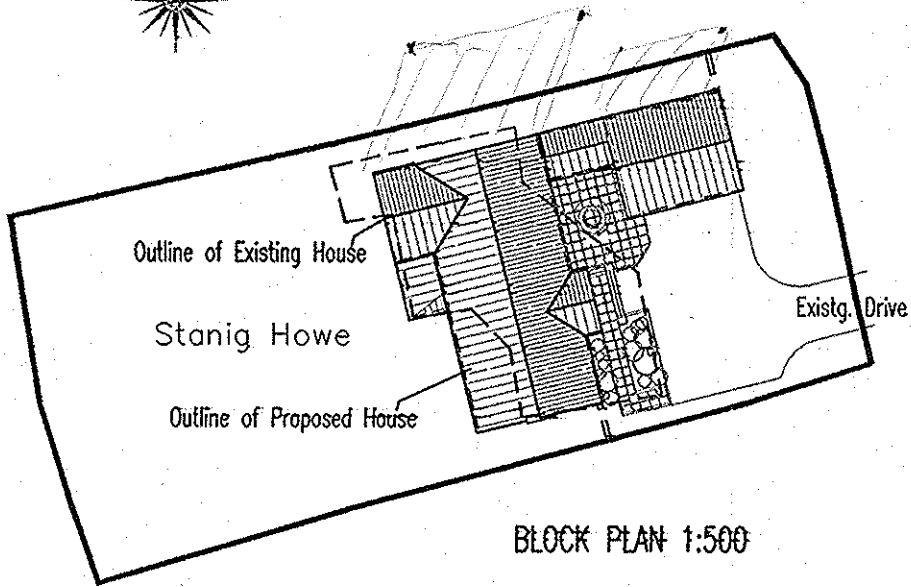
- 7.2 The applicant, however, does not agree with the use of random stone as both he, and the builder, consider that this would not suit the property being built. Instead a regular coursed, natural sandstone has been chosen. This is a good stone, from a West Yorkshire quarry and has been used elsewhere in Linton (Birchdene, College Farm Lane).
- 7.3 The existing property is built from regular, coursed stone, which is similar in appearance to the proposed stone. The new house to be built is a two storey house and the front elevation will be broken up by window openings with stone surrounds, use of quoins and the entrance doorway. The stonework will therefore be broken up such that the regularity of the stonework will be less apparent. As this is a natural product there will also be some slight variations in stone sizes which will ensure that the stonework is not completely uniform.
- 7.4 Adjacent properties, and properties in the main on The Ridge use pitch faced random sized stone laid to regular courses, reflected by the common boundary wall that runs along both sides of the road. The use of render is also apparent. This use of random stone is prevalent throughout the village, however it is not uncommon to see houses built in regular coursed stone and there are examples where they sit side by side.

8 CONCLUSION

- 8.1 It is considered that on balance the proposed stone is of good quality and would not of itself look out of place in this location. It is accepted that it is different to neighbouring properties in that it is not random sized, however the existing property is also different in its use of materials, and this stone proposed here has been accepted elsewhere in Linton. The proposed material is also compatible with the traditional style of architecture of the approved house. It is arguable that the random stone is at odds with this architectural treatment but is more in keeping with architecture associated with the 1960's and 1970's. The proposed material is therefore not considered to be harmful to the character or visual amenity of the locality and Members are asked to approve the material such that the condition may be discharged.

Background Papers:

Application file 09/00073/FU.



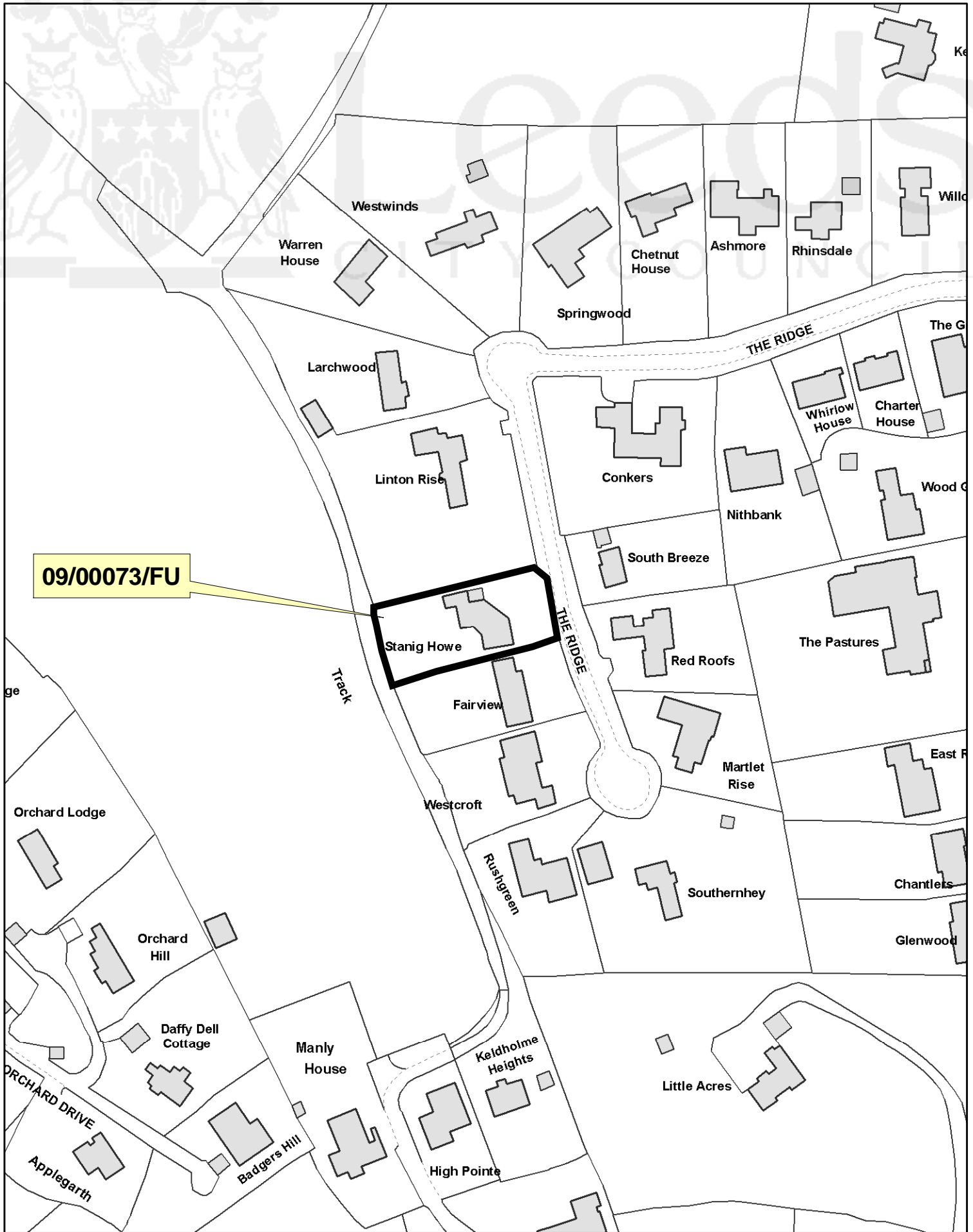
Outline of Existing House

Stanig Howe

Outline of Proposed House

Existg. Drive

BLOCK PLAN 1:500



09/00073/FU

Stanig Howe

EAST PLANS PANEL I

Scale 1/1500

PRODUCED BY COMMUNICATIONS, GRAPHICS & MAPPING, LEEDS CITY COUNCIL
 This map is based upon the Ordnance Survey's Digital data with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office.
 (c) Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 (c) Crown Copyright. All rights reserved. Leeds City Council O.S. Licence No. - 100019567

