



**Report of the Chief Planning Officer**

**PLANS PANEL EAST**

**Date: 27<sup>th</sup> August 2009**

**Subject: APPLICATION 09/02761/FU – Retrospective application for two conservatories to the side and rear at Temple View House, 22 Hertford Chase, Colton, Leeds, LS15 9EP**

**APPLICANT**

Mrs C Chambers

**DATE VALID**

24.06.2009

**TARGET DATE**

19.08.2009

**Electoral Wards Affected:**

**Temple Newsam**



Ward Members consulted  
(referred to in report)

**Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

**RECOMMENDATION:**

**GRANT PERMISSION subject to the following condition:**

1. Retention of existing 2m high fencing along side boundary with No 20 Hertford Chase.

**Reasons for approval:** The extensions are small in scale and considered to comply with Policies GP5, BD6 of the Unitary Development Plan Review, and not cause harm to the character or appearance of the area or to the residential amenity of neighbours and are therefore considered acceptable having regard to the Development Plan and all other material considerations.

**1.0 INTRODUCTION:**

- 1.1 This application has been referred to Panel as the applicant has been an Officer employed within Planning Services to deal with planning applications although over the past year she has been on a career break and has recently confirmed that she is moving away from the area and leaving the Council.

## **2.0 PROPOSAL:**

- 2.1 The applicant seeks retrospective planning permission for two conservatories to the rear and side of the dwelling.
- 2.2 The rear conservatory projects from the existing dwelling approx 2.75m and the width is 5.1m. The height to the ridge is 3.05m and the height to the eaves is 2.05m.
- 2.3 The side conservatory projects from the side elevation 1.3m and the width is 3.95m. The height to the ridge is 2.65m and to the eaves 2m.
- 2.4 The application has been submitted retrospectively. The applicant has submitted a letter of explanation. Three previous permissions were given between 1998 and 2003 for extensions, conservatories and sheds at the property. The side lean to conservatory has been erected in place of the previous shed and is not prominent in the wider street scene and is also concealed along the side boundary by an existing fence. The rear conservatory was erected between an existing shed and conservatory in the middle of the site without adverse impact on neighbours. At the time the conservatories were erected the applicant was on maternity leave and changes were being made to permitted development rights at national level. The applicant has since confirmed she will not be returning to work at the end of her career break but will be relocating to the East Coast with the family at the end of August.

## **3.0 SITE AND SURROUNDINGS:**

- 3.1 The proposal relates to a detached red brick dwelling situated at the head of the cul-de-sac and backs onto Temple Newsam Park. The property has had a number of previous extensions including a garage conversion, two storey side extension and conservatory to the rear. Hertford Chase has a mixture of properties from detached houses to detached bungalows. Along the side boundary with No 24 the boundary treatment is approx 1.8m high fencing, the other side boundary treatment is approx 2m fence and landscaping. The rear boundary treatment is approx 1.5m high fencing and gates.

## **4.0 RELEVANT PLANNING HISTORY:**

- 4.1 The following applications are relevant:

32/237/03/FU Proposal: Conversion of garage to form 3 rooms two storey extension and conservatory to rear and addition of shed to side. Status: Approved. Decision Date: 05-AUG-03

32/112/02/FU Proposal: Single storey side extension and two storey extension and conservatory to rear. Status: Approved. Decision Date: 18-JUN-02.

32/54/98/FU Proposal: Conservatory to rear. Status: Approved. Decision Date: 22-APR-98

## **5.0 HISTORY OF NEGOTIATIONS:**

- 5.1 None

## **6.0 PUBLIC/LOCAL RESPONSE:**

6.1 No comments have been received from neighbours.

## **7.0 PLANNING POLICIES:**

7.1 The Development Plan comprises the Regional Spatial Strategy to 2026 (RSS) and the adopted Leeds Unitary Development Plan (Review 2006). The RSS was issued in May 2008 and includes a broad development strategy for the region, setting out regional priorities in terms of location and scale of development. However, the RSS is a strategic planning document, used to inform more detailed policies at a local level. Accordingly, it is not considered that there are any particular policies which are relevant to the assessment of this proposal.

7.2 Leeds Unitary Development Plan (Review 2006) Policies:

Policy GP5: General planning considerations

Policy BD6: Alterations and extensions to respect the scale, form, detailing and materials of the existing building

7.3 PPS1: Delivering Sustainable Development – general principles

## **8.0 MAIN ISSUES**

- i) Impact on street scene
- ii) Impact on neighbouring properties

## **9.0 APPRAISAL**

### Impact on streetscene

9.1 The side conservatory is well screened from the overall street due to a 1.8m solid wooden gate and also the conservatory is set back from the existing dwelling frontage by approx 1.9m. With this distance and the wooden gates it is considered to be significantly screened from the street as such will not cause any harm. Due to the positioning of the rear conservatory it will have no impact on the street scene.

### Impact on neighbouring properties

9.2 Due to the position of the rear conservatory there will be no overlooking or overshadowing to the neighbouring bungalow No 24 Hertford Chase as it is screened by a previously constructed conservatory and as such will not affect their residential amenity. The other side boundary adjacent to No 20 Hertford Chase is characterised by a 2m high fence. As such with the retention of this fence there will be no overlooking to this property. The conservatories are of a height and design that will have little impact in terms of dominance.

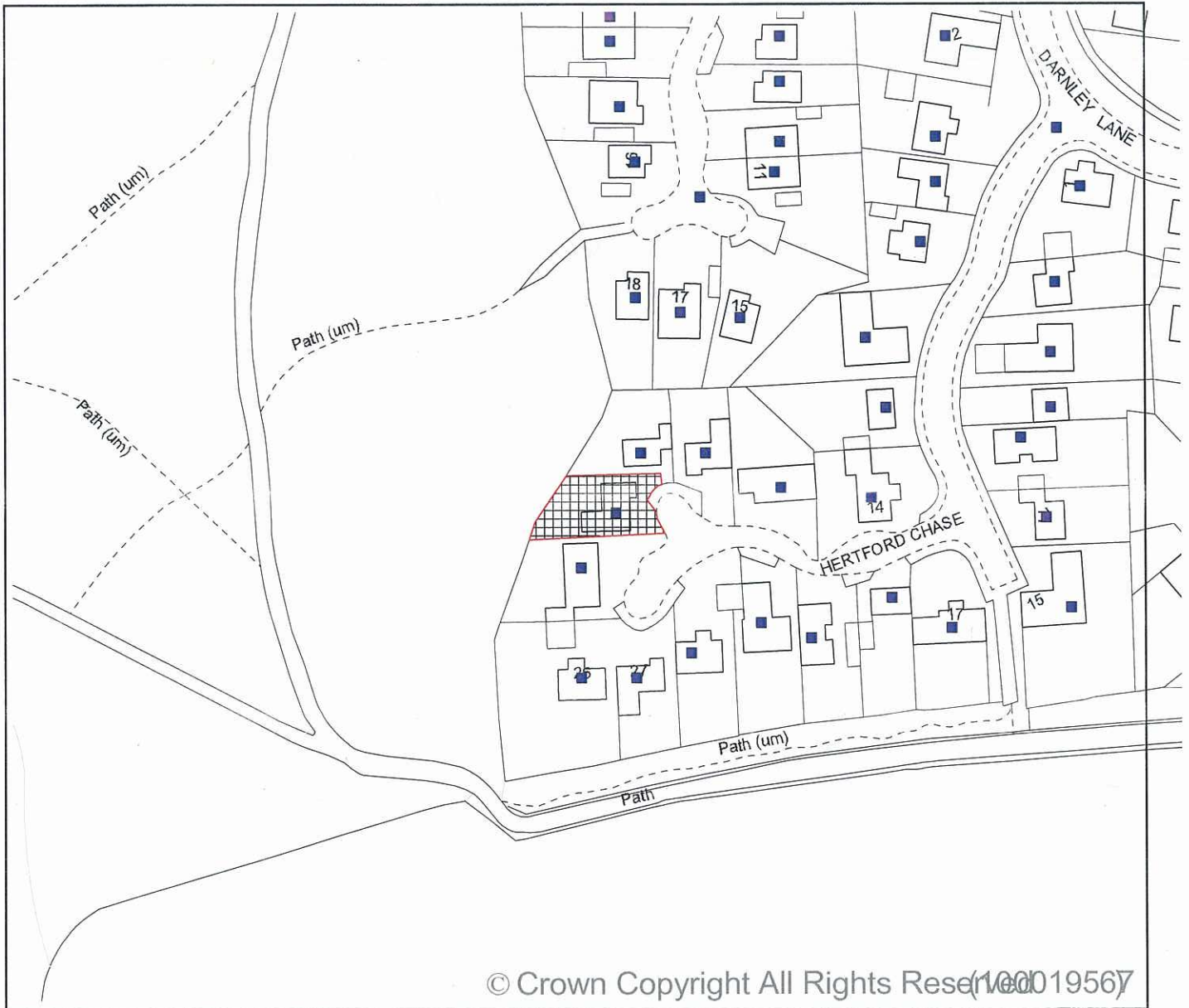
## **10.0 CONCLUSION**

10.1 In conclusion, consideration has been given to the relevant policies and all other material planning considerations and it is considered that, subject to the retention of the side fence, planning permission should be granted.

### **Background Papers:**

Application file: 09/02761

**Ownership Certificate:**  
Certificate A signed by applicant



Legend

<b>Leeds City Council</b>	
<b>Development Department</b>	
<b>Scale</b>	1:1250
<b>Date</b>	09 July 2009
<b>Comments</b>	Plans Panel (East)

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