



Report of the Chief Planning Officer

PLANS PANEL EAST

Date: 22nd October 2009

Subject: APPLICATION 09/03251/FU & 09/03252/CA – Part demolition of house and addition of 2 storey side and 3 storey rear extensions to form 9 flats and erection of part single storey and part two storey 4 four bedroom houses at Beech Lodge, 1 Park Avenue, Roundhay.

APPLICANT

Bradbury Executive Trust

DATE VALID

24/07/2009

TARGET DATE

23/10/2009

Electoral Wards Affected:

Roundhay



Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

09/03251/FU - GRANT PERMISSION subject to the following conditions and the completion of a unilateral agreement within 3 months from the date of resolution unless otherwise agreed in writing by the Chief Planning Officer, to include the following obligations; Greenspace sum of £21,163 payable prior to first occupation and index linked.

09/03252/CA – GRANT Conservation Area Consent subject to the specified conditions.

Conditions – 09/03251/FU

1. Time Limits
2. Samples of Materials
3. Sample panel of stonework
4. Surfacing materials
5. Boundary treatments
6. Areas to be used by vehicles laid out
7. Landscape Scheme
8. Implementation of Landscaping
9. Protection of Trees
10. Replacement of Trees

11. Tree retention method statement
13. Contamination
14. Drainage details
15. Implementation of bat mitigation measures
16. Construction Methodology
17. Re-siting of gate piers
18. Removal of pd rights: extensions, roof alterations outbuildings and windows.

Reasons for approval: The application is considered to comply with Policies GP5, H4, N2, N4, N12, N13, N18A, N18B, N19,, N20, N23, N25, N26, LD1, BD2,BD5, BC7, T2 and T24 of the UDP (Review 2006), as well as guidance contained within the Council's SPG 'Neighbourhoods for Living' and, having regard to all other material considerations.

Conditions – 09/03252/CA

1. Time Limits.
2. Contract for carrying out works approved by 09/03251/FU

Reasons for approval: The application is considered to comply with Policies GP5, N18A, N18B, N19, N20 and BC7 of the UDP (Review 2006), as well as guidance contained within the Council's Roundhay Conservation Area Appraisal and, having regard to all other material considerations.

1.0 INTRODUCTION:

- 1.1 The scheme proposes the redevelopment of a vacant Edwardian villa and its associated garden within the Roundhay Conservation to provide a total of 13 dwellings. Conservation Area consent is sought for the demolition of an existing 2 storey side extension, while planning permission is sought for the conversion and extension of the house to 9 flats with the erection of 4 houses towards the rear. This application is reported to the Plans Panel at the request of Councillor Lobley. This is due to concerns over the design, impact on the character of the Conservation, traffic, drainage and the concerns of local residents.

2.0 PROPOSAL:

- 2.1 The scheme relates to a full planning application for the demolition of the existing two storey side extension and conversion and extension of the building to form 9 flats. The existing rendered side extension would be demolished while the original part of Beech Lodge would be retained. Extensions are also proposed in the form of a 2 storey side extension in a similar location to the existing extension and a 3 storey rear extension. In terms of scale, both extensions would be set down from the eaves and ridge lines of the retained lodge, providing sympathetic and ancillary additions. With the extended lodge, a total of 9 flats are proposed including 4 x 1 bedroom flats, 4 x 2 bedroom flats and 1 x 3 bedroom flat. A separate application has been submitted for Conservation Area consent for the demolition of the side extension.
- 2.2 Towards the rear on the elevated section of the site it is proposed to erect 4 four bedroom dwellings. The proposed dwellings would be terraced and would be 2 storeys in height including accommodation within the roof. The houses would measure 5.4m to the eaves and 8.8m to the ridge. Each of the proposed houses features a first floor terrace above a ground floor projecting element. Opposite the proposed houses are 3.5m high timber car ports with garden stores. In terms of internal layout, the proposed houses are set behind the retained lodge and

orientated 90 degrees so that the gable end of the row of houses is orientated towards the rear elevation of the extended lodge. A separation distance of 13.2m separates the houses and the extended lodge with this area proposed as communal amenity space for the flats.

- 2.3 Access is gained from the existing vehicular access point from Park Avenue which would be widened and the gate posts relocated. An access would then sweep into the site and past the eastern side of the lodge, extending towards the proposed houses. A turning area for refuse vehicles is proposed towards the front, with a continued pedestrian route in a resin bonded aggregate. The existing pedestrian gate within the south west corner would be retained. Each of the proposed houses have at least 2 car parking spaces each, while a total of 17 car parking spaces are proposed for the 13 flats. These are located along the eastern side boundary and broken up with landscaping in between. With regard to trees, a number of proposed for removal in order to facilitate the access and the rear extension to the lodge. However, the majority of trees within the site would be retained.
- 2.4 In terms of design and materials, the side and rear extensions to the lodge have been designed to be subservient. Materials include the use of matching stonework, render and glazing as well as lead and natural slate to the roof. The new houses would also be constructed from stone and render with a natural slate roof.
- 2.5 The application includes a submitted draft unilateral undertaking under Section 106 of the Town & Country Planning Act. This proposes a commuted sum of £21,163 Towards Greenspace which would be paid prior to occupation of the development and index linked.

3.0 SITE AND SURROUNDINGS:

- 3.1 The site comprises a large detached three storey Victorian lodge that features a two storey part stone and part rendered side extension. The building is currently vacant and has been so for a number of years. The building is set within an expansive plot within the Roundhay Conservation Area and features a substantial front garden with a central access point with stone gate piers and a low stone front boundary wall. Towards the rear is a substantial sized garden, part of which is elevated due to a stone retaining wall. Consequently, the rear part of the site is higher than the Park Avenue frontage.
- 3.2 In terms of boundary treatments, towards the rear are 5-6m high conifers which screen the site from the two storey houses within Oakhampton Court. A boundary wall runs along the site's eastern boundary as well as conifer hedging, while a low stone wall and timber hoardings enclose the site to the front for security purposes. Along the western boundary is a boundary wall apart from a 20m gap towards the middle section that leads into an open area of overgrown land to the west.
- 3.2 The site is set within a residential area that is partly characterised by large houses set within spacious plots. Within some plots are subservient outbuildings and garages. To the north is Oakhampton Court, which is 1980 residential development of a higher density. On the opposite side of Park Avenue are two storey detached dwellings which are set at a lower level due to the general topography of the area. Beyond the vacant open land to the west are two large detached houses known as The Orangery and Westways which were approved in 1993. To the north of these is Woodlands Hall, which was originally built as a grand house in the 1880's, and previously used as a nursing home until its conversion to flats in the 1990's.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 The planning history of the application site has, in the past, also been associated with a larger area of land to the west. However, the application site's planning history can be summarised as follows:
- 4.2 08/06251/FU & 08/06252/CA – Demolition of side extension and conversion and extension of lodge to form 10 flats and erection of 4 houses with detached garages: Withdrawn.
- 4.3 07/07026/FU & 07/07025/CA – Demolition of side extension and conversion and 3 storey side and rear extensions to lodge to form 9 flats and erection of 3 storey block of 5 townhouses: Withdrawn.
- 4.4 30/286/00/FU – Change of use and extension of Beech Lodge to form 6 flats and erection of five bedroom house and 2 blocks each comprising 2 houses and 2 flats on land to the west: Approved but not implemented. This application included Beech Lodge and its rear garden as well as the vacant land to the west. The rear part of the garden to Beech Lodge included one of the blocks containing 2 houses and 2 flats located within an L-shaped block.
- 4.5 30/182/98/FU - 4 four bedroom link detached houses: Withdrawn.
- 4.6 H30/371/89 – Laying out of access and erection of 4 detached link houses, each with double garage, to rear garden of Beech Lodge: Approved.
- 4.7 H30/854/80 - Alterations including new windows to existing flats and laying out of access and siting of 2 storey block of 4 x 2 bedroom flats: Approved.
- 4.8 H30/1025/79 – Outline application to rear of Beech Lodge to layout access and erect 2 storey block of 4 x 2 bedroom flats with garages: Refused.
- 4.9 In terms of land to the west of the site, a planning brief was first prepared in 1987 and included land to the south of Woodlands. The brief indicated that the site could accommodate a small number of detached dwellings of flats. A Planning Brief for a more extensive piece of land, including Woodland itself, was produced in 1992. The brief did not include Beech Lodge. It indicated that residential development would be appropriate. The following planning history is therefore relevant, with the most recent listed first:
- 30/400/93/FU – 2 x 6 bedroom houses and 1 x 4 bedroom house: Approved and implemented. These houses are known as The Orangery and Westways and the house within the upper part of the walled garden area to Woodlands.
 - H30/322/80 - 7 x 4 bedroom detached houses to vacant site: Approved.
 - H30/1356/78 – Laying out of access and erection of 7 four bedroom detached houses and attached double garages: Withdrawn.
 - H30/833/75 – Outline application to layout access road and erect 3 storey residential development including 25 flats and 13 houses: Approved.
 - H30/656/75 – Outline application to erect block of 12 flats to garden of existing house: Refused.

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 Negotiations have been on-going with the applicant and agent since the first application which was submitted in 2007. Following concerns over the scale, siting and design of the development the applicant has amended the proposal to seek to address the concerns of officers. This has resulted in a third planning and Conservation Area consent applications for this site in the last two years. Amendments have related to scaling down the size of the proposed extensions to Beech Lodge in order that they appear more subservient in appearance and less dominant. The depth of the rear extension has also been reduced in order to create additional space between the extended lodge and the proposed new houses, which in themselves, have also been reduced in scale and the design amended. Discussions have also taken place over the proposed access and the visual prominence of the hardstanding areas and parking spaces. Amendments have taken place in this regard and additional landscaping has been incorporated into the proposed development. No significant amendments have been made to this current application since it was originally submitted for consideration.

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 Following the advertisement of the application by way of site notices posted on 12 August 2009 and a press notice published on 20 August 2009, advertising the applications as a major development affecting the character of a Conservation Area, a total of 6 letters of objection have been received. The issues raised by local residents relate to the following issues:
- Overlooking and loss of privacy;
 - Overshadowing and loss of light;
 - The houses would be visible from the houses within Oakhampton Court;
 - Loss of trees within the gardens of Oakhampton Court (not as a result of the proposed development) will increase visibility of the development;
 - Lack of community consultation from the developer;
 - Lack of time to respond to Council's consultation procedure;
 - Council should meet with developer and residents of Oakhampton Court;
 - Townhouse would be overbearing;
 - Unsuitable development, too close to rear boundary;
 - Over-development of the site with insufficient greenspace;
 - Loss of greenspace and out of character with the area;
 - Insufficient car parking;
 - Parking on the road would not be desirable or safe;
 - The number of houses towards the rear should be reduced to three;
 - Detrimental to the visual amenity of the Conservation Area;
 - Access road would result in loss of amenity to neighbours;
 - Loss of trees;
 - Proximity of bin stores and impact on amenity;
 - Height of houses and proximity of garages to eastern boundary;
 - Loss of outlook;
 - Increased noise and disturbance;
 - Design is modern and not in keeping with other houses in Park Avenue;
 - Noise during construction works

6.2 **Ward Members** – Councillor Lobleby objects to the proposals on the following grounds:

- Parking drainage – due to more hardstanding there will be pressure on drainage adding to a cumulative effect in the area;
- Traffic – concerns over the number of cars entering and leaving the site onto Park Avenue;
- Important that the front façade is retained;
- Design of building looks cumbersome and has no real design merit;
- Cumulative impact – continue a precedent for over developing sites and replacing large period houses in the area with flats and filling garden with flats;
- Proposal will detract from the Conservation Area, rather than enhance it.

6.3 **Roundhay Conservation Society** – The Society is pleased to see that the site is to be developed, but have reservations over the rear extension, while the side extension destroys the symmetry of the house. Refusal is recommended.

7.0 CONSULTATIONS RESPONSES:

Statutory

7.1 None

Non-Statutory Consultations:

7.2 **Highways:** No objections are raised subject to the imposition of conditions. No road safety concerns are raised.

7.3 **Yorkshire Water:** No objections subject to the imposition of conditions.

7.4 **Drainage:** No objections subject to the imposition of conditions.

7.5 **Contamination:** No objections subject to the imposition of conditions and further information.

7.6 **Metro:** A contribution of £10,000 should be sought towards providing a real time display unit for an existing bus stop, while the developer should provide subsidised travel cards for future occupants.

8.0 PLANNING POLICIES:

8.1 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.

8.2 Unitary Development Plan (Review 2006) Policies:
Policy GP5: General planning considerations

Policy H4:	Housing on unallocated sites
Policy BD2:	Views and vistas
Policy BD5:	New buildings should not cause loss of amenity
Policy N2:	Greenspace
Policy N4:	Greenspace
Policy N12:	Urban design
Policy N13:	Design of new buildings
Policy N18A:	Demolition within Conservation Areas
Policy N18B:	Redevelopment following demolition within Conservation Areas
Policy N19:	New development within Conservation Areas
Policy N20:	Demolition within Conservation Areas
Policy N23:	Incidental open space around new development
Policy N25:	Boundaries of sites
Policy N26:	Landscape schemes
Policy BC7:	Use of traditional materials within Conservation Areas
Policy T2:	Transport and highway safety
Policy T5:	Safe and secure access
Policy T24:	Car parking provision (Appendix 9)
Policy LD1:	Landscape proposals

8.3 SPG: "Neighbourhoods for Living".
 SPD "Designing for Community Safety – A Residential Guide"
 SPD "Street Design Guide"

8.4 PPS1: Delivering Sustainable Development
 PPS3: Housing
 PPG15: Planning and the Historic Environment

8.5 Roundhay Conservation Area Appraisal – Beech Lodge is identified as a positive building within the Wetherby Road and Park Avenue character area. The area is characterised by large houses with extensive front and rear gardens and smaller coach houses, stables and subservient accommodation towards the rear. Mature trees within front gardens are also a characteristic.

9.0 MAIN ISSUES

- i) Principle of Development
- ii) Design and Impact upon Character and Appearance of Area
- iii) Impact on Living Conditions of Neighbours & Future Occupants
- iv) Highway Safety
- v) Trees, Landscaping and Nature Conservation
- vi) Consideration of Objections
- vii) Conclusion

10.0 APPRAISAL

Principle of Development

10.1 The land constitutes previously developed land as it comprises the land currently occupied by a building which was previously used for residential purposes together with its associated front and rear garden areas. The proposal is considered to meet the tests set out within Policy H4 of the UDP and therefore the principle of residential development would appear to be acceptable subject to all other material planning considerations as set out below.

- 10.2 Such matters relate to the acceptability of design and its impact on the Roundhay Conservation, parking and highway safety, the impact on the living conditions of neighbours and impact on trees. It is also relevant to take into account the planning history of the site and previous permissions on this site, all of which have not been implemented and have since lapsed.

Design and Impact upon Character and Appearance of Area

- 10.3 The proposal involves the demolition of the existing side extension to the lodge and the addition of a two storey side extension and a three storey rear extension, although the third floor is within the roof with the use of dormers. The side extension would be located in a similar position to the existing extension and projects westwards by 3.8m and rearwards by 10.3m. It is set back 0.5m behind the main front façade of Beech Lodge. The extension is part single storey and part two storey with a flat roof and parapet wall detail. The highest part of the side extension is 6.7m, and is 1.2m lower than the existing eaves height. The 3 storey rear extension spans the full width of the existing building and projects rearwards by 7.3m. The roof of this extension is a mansard type structure featuring dormers to both sides with glazing. The eaves level of this extension measures 6.7m (1.1m lower than the eaves height of the lodge), while the ridge height measures 9.5m (1.6m lower than the main ridge line of the lodge). Materials proposed will match that of the existing lodge, while the window proportions and dentil details will match the main house.
- 10.4 The proposed houses to the north of the lodge have been designed to be subordinate to Beech Lodge and have been sited a distance of 13.2m from the extended building. Four 4 bedroom terrace houses are proposed, with a ground floor gap between the central two which facilitates an alleyway through to the rear gardens of the middle two houses. The proposed houses measure 5.4m to the eaves and 8.8m to the ridge. The houses are located on land which slopes upwards from south to north which means that the northern most house is 1.3m higher than the house nearest to the lodge. Each of the proposed houses features a first floor terrace above a ground floor projecting element. Proposed materials include the use of stone, render, glazing and natural slate. Opposite the proposed houses are timber car ports with garden stores. These would be constructed from timber with pitched roofs which measure 2.2m to the eaves and 3.5m to the ridge. These would be located 2m and 1m from the site's eastern boundary. The proposed houses would be segregated from the main lodge by a new stone wall, punctuated by a sliding gate. In terms of comparing the proposed houses to Beech Lodge, the ridge height of the southern most house is 1.4m lower than the highest part of Beech Lodge, while the northern most house is 0.4m lower (due to the sloping site).
- 10.5 The overall scale, height, massing, siting and design of the development must be considered in the context of the character of this part of Park Avenue and upon the character and appearance of this part of the Roundhay Conservation Area. In this respect, regard needs to be taken to the guidance contained within PPG15 and the Roundhay Conservation Area Appraisal. The latter identifies the site as being a positive building located within the Wetherby Road and Park Avenue character area. The appraisal notes that Park Avenue was constructed for sale as large plots for individual villa development. These large houses have extensive front and rear gardens with smaller coach houses, stables and subservient accommodation towards the rear. In terms of landscape pattern, planted trees provide the dominant feature of the area with Park Avenue being defined by mature planting in front gardens and the treed boundary of Roundhay Park. In terms of materials and details, sandstone and render are the primarily walling materials in this area, the

stone being mainly coursed and pitch faced. Welsh and Westmorland slate roof occur but red plain clay tiles predominate in certain areas.

- 10.6 The planning history of the site is also considered to be a material planning consideration, although there is no extant permission on the site due to a previous consent which has since lapsed. The most recent application which was approved in November 2001 and expired 5 years later in November 2006, permitted an extension to Beech Lodge which was attached the west elevation and extended significantly rearwards, beyond the main rear elevation of the lodge to create an L-shaped footprint. This facilitated the conversion of the lodge into 6 large flats). Towards the rear within the back garden of Beech Lodge and within the vacant land to the west, the scheme included 1 five bedroom house and 2 two storey blocks, each containing 2 houses and 2 flats. Each of these blocks was L-shaped to reflect the shape of the extended Beech Lodge, with one of these blocks located entirely within the rear garden area of the lodge. Access to this building was via a curved road from West Avenue to the west which led into parking areas located along the northern boundary (adjacent to the rear gardens of Oakhampton Court). To the Rear of the block would be the private gardens to the houses and the communal amenity space for the flats.
- 10.7 The aforementioned application was approved with regard to advice contained within PPG15 given the site's location within the Conservation Area. As such, the scheme permitted the development of 4 residential units within the rear garden area of Beech Lodge together with a substantial extension to Beech Lodge itself. However, since then, revised government guidance has been issued in the form of PPS1 and PPS3, while the Revised UDP was adopted in July 2006 and the Roundhay Conservation Area Appraisal adopted in 2004 as supplementary planning guidance. It is also relevant to note that PPG15 remains the same, and has not been amended since the date the previous application was determined.
- 10.8 Having regard to the above factors it is considered that the concept and overall layout of the development is appropriate, and results in a sympathetic development which would preserve the character of the Conservation Area. In particular, the scale and design of the extensions to the lodge are considered to be sympathetic in appearance and subservient in overall scale. The unsympathetic side extension would be removed and replaced with one which is in keeping with the design and character of the lodge. Such extensions would be set down from the main eaves and ridge lines and would still result in the lodge to dominate the site when viewed from Park Avenue. Indeed, the proposed rear elevation would not be visible when viewed from the frontage within Park Avenue.
- 10.9 The proposed houses have been designed to be subservient in scale and sympathetic in their architectural design and use of materials. The proposed houses would be set behind the main lodge building but with sufficient separation distance to ensure that the spaciousness of Beech Lodge is retained. The houses would be located some 68m from the Park Avenue frontage and substantially screened by Beech Lodge which sits towards the centre of the site. Views of the tops of the houses would be visible from the access road which leads to The Orangery, Westways and Woodlands Hall. However, these would be 50m from this access road and therefore would not be prominent or harmful to this part of the Conservation Area.
- 10.10 The existing access would be widened to facilitate two way passing while the existing gate piers would be relocated. Discussions have taken place over the width of the access road and the visual prominence of the necessary refuse turning area

and residents car parking spaces. Amendments have taken place to reduce the prominence of this, resulting in a smaller turning area and the use of tegular blocks instead of tarmac. Furthermore, the car parking spaces and a bin store would be partially screened by landscaping. The majority of trees within the site frontage which is a characteristic of the Conservation Area would be retained, while the existing circular route within the frontage would be reinforced and enhanced with the use of resin bonded aggregate as a route for pedestrians.

- 10.11 In summary, it is considered that the proposals would preserve the setting and spaciousness of Beech Lodge while the sympathetic extensions and new houses will help facilitate the conversion of this positive building within the Conservation Area which has been vacant and remained unsightly for a number of years. The proposals are considered to comply with the advice contained within PPG15 and with the Roundhay Conservation Area Appraisal.

Impact on Living Conditions of Neighbours & Amenity of Future Occupants

- 10.12 The impact upon the residential amenity of existing adjacent occupants as well as the intended future occupants of the development must be considered. In this respect and with regard to the former, it is not considered that the proposed development would give rise to loss of light, overlooking or would create an overbearing sense of enclosure to the detriment of residential amenity of occupants of nearby properties. In terms of the properties to the rear within Oakhampton Court, these are set at a higher level to the site with the rear elevation of these houses set a distance of 24m from the gable elevation of the northern most house. No habitable room windows are located within this elevation, while the 4-5m high conifer hedge which would be retained, acts as a significant buffer, resulting in only the tops of the gable ends of the end dwelling being visible from Oakhampton Court.
- 10.13 In terms of the properties to the east, the proposed houses are set 18-19m from the eastern boundary, while the separation distance to the western elevation of Redlea Cottage (marked as Briar Wood on the plans) and the front elevations of the proposed houses scale at 31m, and are in excess of the distances advised by Neighbourhoods for Living. The proposed houses would therefore not be detrimental to the living conditions of adjacent neighbours.
- 10.14 The proposed conversion and extension of Beech Lodge has been assessed in terms of its impact on the living conditions of neighbours. The building is located 14m from the eastern side boundary and screened by a number of mature trees. This meets the guidance within Neighbourhoods for Living and is considered to be acceptable. In terms of the impact on the living conditions of the occupants to the west within Carr Head, the side extension which features secondary windows meet the guidance within the SPG, while the rear extension is set further away from the western side boundary. It is therefore considered that the proposal would not be harmful to the living conditions of the occupants of Carr Head.
- 10.15 The access road, car parking spaces and timber car ports are all located along the eastern boundary of the application site and have the potential to impact on the living conditions of neighbours. However, the car parking spaces are intersected by landscaping and set away from the immediate boundary by 1m. It is considered that landscaping and the existing wall would help alleviate any visual impact as well as the existence of a number of trees. Although this would no doubt lead to an increase in vehicular activity, it is considered that the scale of this would not significantly impact upon the living conditions of neighbours.

10.16 In terms of the impact upon the amenity of future occupants, it is considered that the scheme provides a satisfactory standard of accommodation for the intended occupants of the 19 apartments. A satisfactory communal amenity space is proposed to the front, rear and side of the building, while the applicant has agreed a contribution towards Greenspace in the local area. Each house has its own 10m long rear garden and first floor terrace and is considered to be appropriate for each unit. All properties have been designed to provide an adequate level of amenity in terms of outlook and sunlight and daylight.

Highway Safety

10.17 Proposals involve the retention and widening of the existing vehicular access point from Park Avenue to allow two way passing. The existing gate piers would therefore need to be relocated. The internal access road leads into 17 car parking spaces towards the side of the site, intended for occupants of the 9 flats. A total of 3 car parking spaces are proposed for each of the 4 houses, including one space within a covered timber car port. It is considered that the level of parking proposed is acceptable in this location. Furthermore, it is considered that the proposed vehicular entrance is acceptable and that the proposals would not be detrimental to highway safety.

10.18 Metro have requested that the developer contributes £10,000 towards the provision of a real time display at a local bus stop on Wetherby Road, as well as providing Metro cards for future occupants. Whilst the principle of these requests may appear to be acceptable, the development is below the threshold which would warrant any public transport contributions under current planning policies contained within the RSS and the UDP.

Trees, Landscaping & Nature Conservation

10.19 In terms of the impact upon existing trees, the majority of these are automatically protected given the Conservation Area designation. The applicant has submitted a tree survey with the application together with a plan which identifies trees for removal and recommended root protection areas for those existing trees which would be retained. The proposal results in the removal of 3 trees, including a Scots Pine which is on the site of the proposed rear extension to the lodge. Two Yew trees of low visual amenity will be removed in order to facilitate the proposed access. The remaining trees within the site frontage would be retained.

10.20 The majority of trees adjacent to the access road and car parking spaces are located off-site within the neighbours garden. Changes in levels are proposed in this area, and therefore it is important that any changes do not impact upon the roots systems of these trees. It is therefore recommended that a condition is imposed requiring the submission of a method statement.

10.21 The off-site trees towards the north are located within the rear gardens of the properties within Oakhampton Court, while the conifers within the application site act as a dense screen. At the time of publication of this report, the Landscape Officer was unable to determine whether these trees had been plotted in the correct location and whether the development would have a harmful impact. A further site visit is therefore required to determine this and this would be reported verbally at the Panel meeting. The submitted indicative landscape scheme is acceptable in principle, although a condition is recommended requiring the submission of a detailed scheme.

10.22 A bat survey has been submitted given the vacant state of the building and the location adjacent to a number of mature trees and proximity to Roundhay Park. The

survey has identified the presence of bat roosts within the building and puts forward a number of bat mitigation measures within the new development. Such measures include temporary bat boxes to be located within the trees, as well as permanent roosts between the slates in Beech Lodge and within bat brick in the new houses. A condition would be imposed requiring such measures to be fully implemented and in any event, the applicant would need to obtain a Natural England European Protected Species Licence.

10.23 Consideration of Objections

The Ward Member, the Roundhay Conservation Society and 6 local residents raise a number of objections and concerns. It is considered that the proposal is sympathetic to the character and appearance of the Conservation Area and is appropriate having regard to planning policy and previous planning history. It is further considered that the proposal would not significantly harm the living conditions of adjacent neighbours, while the scheme raises no highway safety concerns. The proposed houses would be marginally visible from Oakhampton Court, while the sense of spaciousness would not be reduced to the detriment of the character of the area. The loss of 3 trees is considered to be acceptable as replacement planting will be provided as part of the new landscaping scheme. Lack of consultation between the developer and the local community is unfortunate, while the impact during construction would be controlled through environmental health legislation.

11.0 CONCLUSION

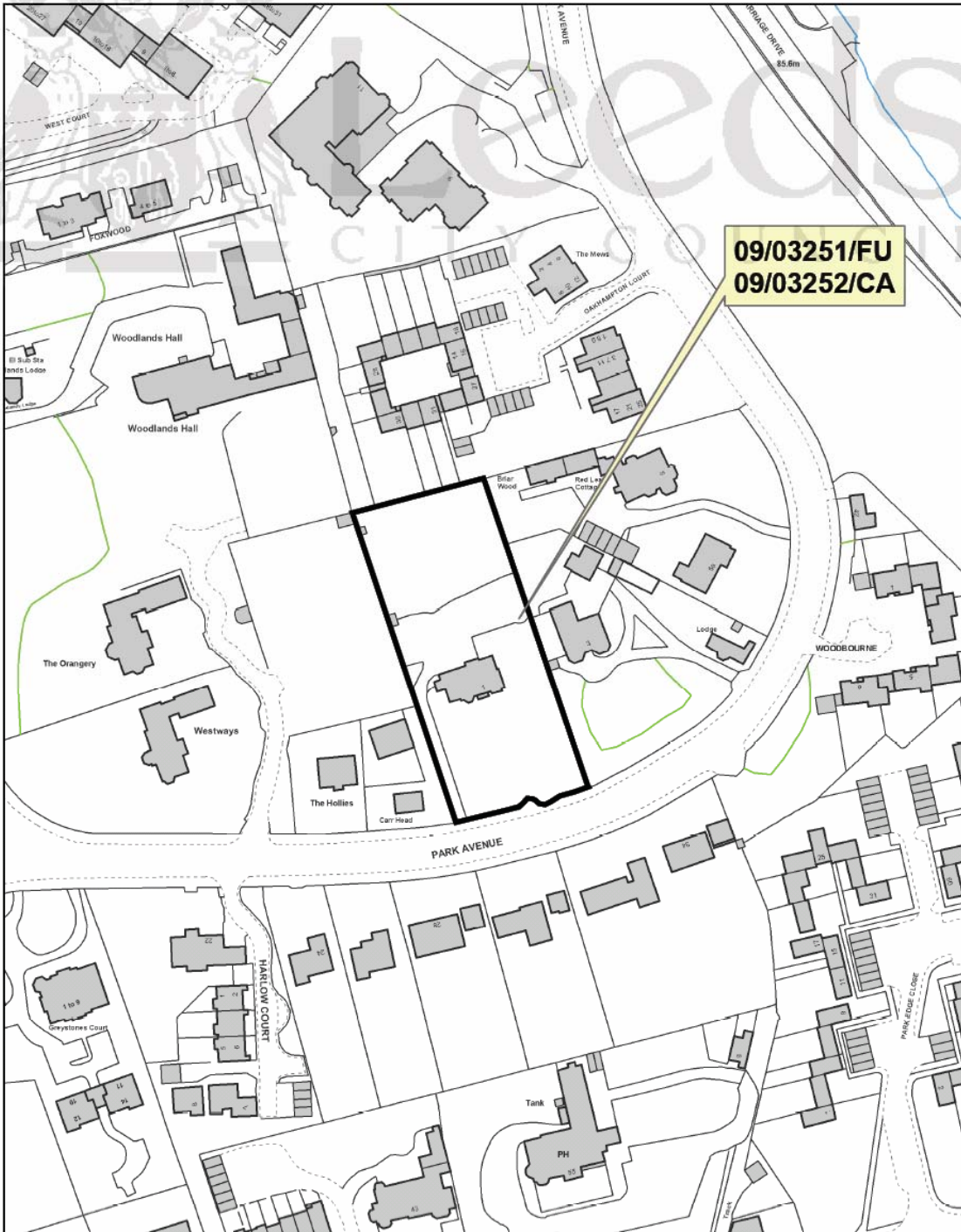
11.1 In conclusion, consideration has been given to all the matters raised, and it is recommended that planning permission is granted subject to the completion of a legal agreement to secure a contribution towards Greenspace, a copy of which has been drafted and submitted by the applicant. . It is considered that the proposal complies with the relevant policies in the UDP, the Roundhay Conservation Area Appraisal and national planning guidance, and officers have balanced the proposal against other material considerations including the site's planning history and bringing Beech Lodge back into use. On balance, and in light of the above, the application is considered to be acceptable, and approval of both applications is recommended.

Background Papers:

Application files 09/03251/FU, 09/03252/CA and history files.

Ownership Certificate:

Signed as Applicant.



EAST PLANS PANEL

Scale 1/1500

PRODUCED BY COMMUNICATIONS, GRAPHICS & MAPPING, LEEDS CITY COUNCIL

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