



Report of the Chief Planning Officer

PLANS PANEL EAST

Date: 22nd October 2009

Subject: APPLICATION 09/03387/FU –First floor side extension. 2 Syke Lane, Scarcroft, Leeds, LS14 3BQ.

APPLICANT	DATE VALID	TARGET DATE
Mr & Mrs M Forster	31.7.2009	25.9.2009

<p>Electoral Wards Affected:</p> <p>Harewood</p> <p><input type="checkbox"/> Ward Members consulted (referred to in report)</p>	<p>Specific Implications For:</p> <p>Equality and Diversity <input type="checkbox"/></p> <p>Community Cohesion <input type="checkbox"/></p> <p>Narrowing the Gap <input type="checkbox"/></p>
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RECOMMENDATION:
REFUSE for the following reasons;

The proposal by reason of its scale and massing in close proximity to the side boundary of the site in a prominent location would significantly alter the spatial relationship between buildings, resulting in the loss of the existing visual gaps between buildings which forms a positive characteristic of the present streetscene. As such it is considered that the proposal would be detrimental to the character and appearance of the present streetscene, contrary to policy GP5 of the Leeds Development Plan (Review) 2006 and advice contained within PPS1: Delivering Sustainable Development.

1.0 INTRODUCTION:

- 1.1 This application is brought to Panel at the request of Councillor Rachael Procter. Councillor Procter has stated her support for the scheme and feels that it does not harm the streetscene.

2.0 PROPOSAL:

- 2.1 The applicant seeks full planning permission to construct a first floor extension to the side of a detached property. The extension will be situated above an existing study room to the side of the property. It will be set 1.5m back from the main front elevation of the house, measuring 2.6m in width, 8.1m in length and have a hipped roof which will run along side the existing ridge. Windows are proposed to the front and rear elevation. The proposal will create two new bedrooms one with an en-suite at first floor level.

3.0 SITE AND SURROUNDINGS:

- 3.1 The application relates to a two storey, brick built detached property with a pitched roof. The property has a porch to the front and an attached single storey extension situated along the party boundary to the south west side of the property. The area is predominately residential in character with properties which vary in sizes, scales and designs. The property occupies a location in the streetscene whereon the whole there are generous gaps between dwellings. The neighbouring property at 4 Syke Lane is a hipped roof bungalow, set slightly back from the application site. No 2 and No 4 Syke Lane are located in very close proximity to one another with no gap remaining to the boundary.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 H31/679/79/ - Three bedroom detached house with attached garage to cleared site. Approved 31.12.1979.

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 During the course of the application the agent has proposed an amendment (as he was advised that the proposal could not be supported) with a set back of 3.5m from the front elevation. The changes are not considered to overcome concerns.

6.0 PUBLIC/LOCAL RESPONSE:

Parish/Town Council:	Scarcroft Parish Council.
Press Advert:	None
Site Notice:	None
Date of letters sent out:	7/8/2009
Expiry Date of Notification:	4/9/12009

- 6.1 Scarcroft Parish Council made the following comments:
The proposal is acceptable so far as the applicants site is concerned. The proposal seems to be in clear conflict with normal space around the dwelling.

7.0 CONSULTATIONS RESPONSES:

- 7.1 None

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 BD6: General planning considerations

- 8.3 Planning Policy Statement 1:
Delivering Sustainable Development (PPS1) sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system.

9.0 MAIN ISSUES

1. Design and character/ streetscene.
2. Privacy.
3. Overshadowing/Dominance.
4. Representations.

10.0 APPRAISAL

Design and character/ streetscene

- 10.1 The materials of the proposed extension are considered acceptable, as they are to match the original dwelling. The scale of the side extension in relation to the host is also considered to be acceptable as the proposal is of modest width. However; the proposed side extension is situated along the side party boundary of the site. The existing streetscene is characterised by significant visual gaps between dwellings, especially at first floor level. The proposed extension due to its scale and massing up to the side party boundary of the site will significantly reduce the visual gaps between dwellings. The proposal is therefore considered to detract from the general character of the area and be detrimental to the character and appearance of the existing dwelling and the present streetscene.

Privacy

- 10.2 One window is proposed within the side elevation of extension. However; overlooking is not anticipated as the window proposed is to serve an en-suite and is likely to be obscured glazed. The rear bedroom window will be located closer to the shared boundary and will result in some increased levels of overlooking. The extension will not project beyond the front or rear walls of the existing property and as such will not have a significantly different outlook than the existing property and as such the proposal is therefore not considered to cause significant harm to the privacy of any neighbouring occupants.

Overshadowing/Dominance

- 10.3 The neighbouring bungalow at 4 Syke Lane contains no windows within its side elevation. There are windows in the front elevation and rear elevation of that property although significant increase in terms of overshadowing to these windows above that which currently exists is not anticipated. The proposal will appear dominant from the wider streetscene in relation to No 4 Syke Lane however given that the impact would be to the roof of this neighbouring property rather than

amenity areas or living space no undue loss of light or over-dominance concerns are foreseen in relation to the occupants of that property as a result of the proposal.

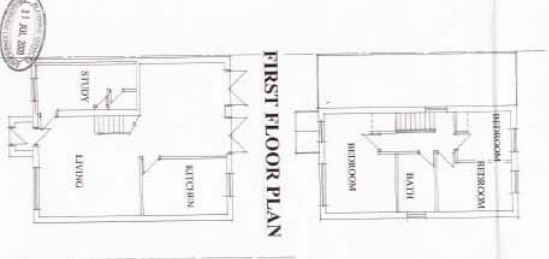
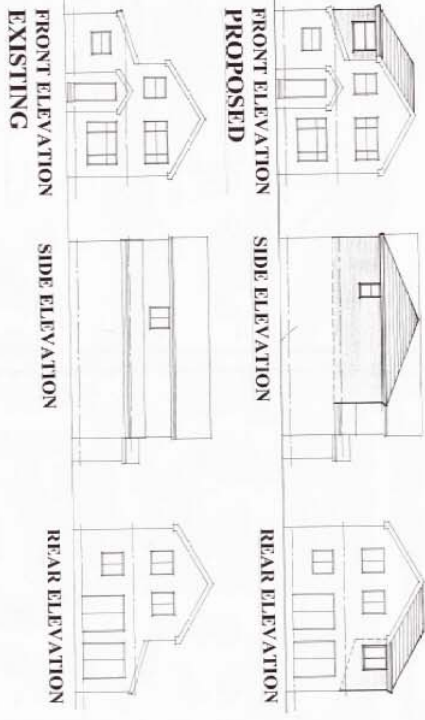
11.0 Conclusion

- 11.1 The proposal, although proportionately designed in relation to the host dwelling raises some concerns given the location of the extension in relation to the side boundary and adjacent property as it will close an existing visual gap between properties which is characteristic of the wider streetscene. On balance the application is recommended for refusal due to concerns in relation to the appearance on the extension in the wider area.

Background Papers:

Application and history files.

Certificate of Ownership signed by applicant



1:12 JUL 2008

GROUND FLOOR PLAN EXISTING

GROUND FLOOR PLAN PROPOSED

FIRST FLOOR PLAN

16/03/07



Please note these drawings are for Planning and Building Regulations purposes only.

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Client: **Mrs & Mrs M FORSTER**

Project: **PROPOSED FIRST FLOOR EXTENSION AT 2 SWALE LANE, SCARSDIFF, LEICESTER LE19 4BD**

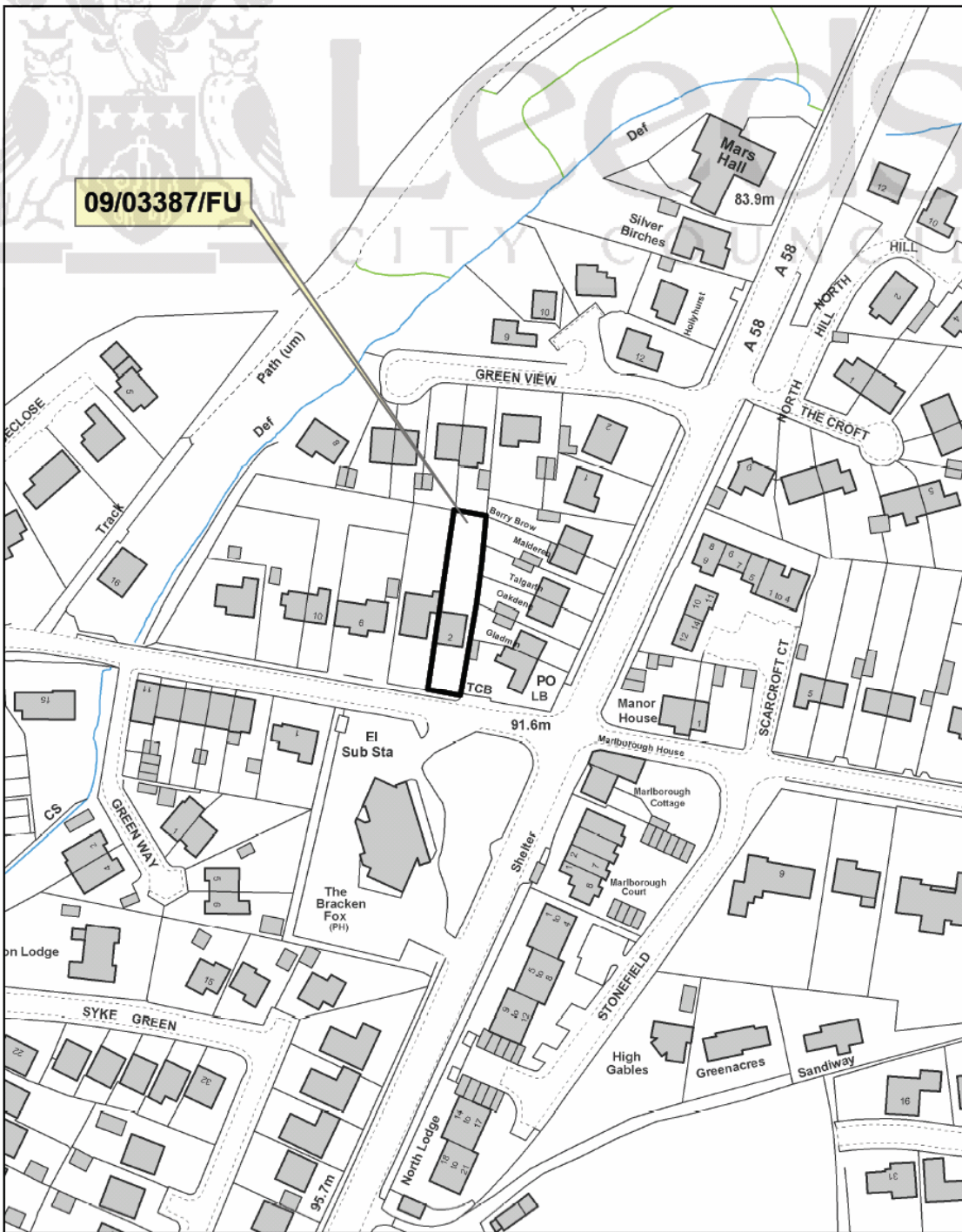
Drawings: **EXISTING & PROPOSED FLOOR PLANS, ELEVATIONS AND SECTION**

Scale: **1:50 & 1:100**

Date: **JULY 2008**

Drawing No: **10/1701**

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EAST PLANS PANEL

Scale 1/1500

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