



Report of the Chief Planning Officer

PLANS PANEL EAST

Date: 14th January 2009

Subject: APPLICATION 09/04229/FU - Single storey rear extension and enlarged balcony with covered area to rear (other single storey rear extension is Permitted Development) at Oaktree House, 9 Blackmoor Lane, Bardsey.

APPLICANT
Ms K Plews

DATE VALID
28.09.2009

TARGET DATE
23.11.2009

Electoral Wards Affected:
Harewood

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: GRANT PERMISSION subject to the specified conditions:

1. Time limit
2. External walling and roofing materials to match
3. Erection and retention of side obscure glazed screen

Details of conditions to be deferred and delegated to officers.

Reasons for Approval: The application is considered to comply with policies GP5 and BD6 of the UDP Review 2006 as it is respectful of the host dwelling and has no significant impact on residential amenity and having regard to all other material considerations, as such the application is considered acceptable.

1.0 INTRODUCTION:

- 1.1 The application is reported to Panel for determination at the request of Councillor Rachael Procter as the window design is considered to be at odds with the host dwelling and due to the impact of the extension on the surrounding area.

2.0 PROPOSAL:

- 2.1 The development is set at the rear but is in two distinct parts. The first part on the western side consists of a single storey rear extension and constitutes Permitted Development so does not form part of this application and is not considered in this report.
- 2.2 On the eastern side of the rear elevation a further single storey extension is proposed, this links with some first floor alterations, including an enlarged balcony. The rear extension will measure 2.8m in width and project 0.7m. Above this the existing bedroom will actually be reduced by 1.3m in depth making the whole bedroom flush with the main rear elevation. Large sliding doors are proposed on the rear elevation. These will open up to an enlarged balcony (a smaller balcony is already in existence) projecting 2.9m at the rear and measuring 5.8m in width. The original side wall of the bedroom will remain. An obscure glazed screen is to be positioned along the east elevation of the balcony after the bedroom wall to screen all remaining views to the east.

3.0 SITE AND SURROUNDINGS:

- 3.1 The application site consists of a detached property set in the green belt. It is in a fairly isolated position, with only one close neighbour set to the east, to the other side and the rear are open fields. The house is rendered with adequate parking to the front and a detached garage set in the south east corner. At the rear the property has a flat roof two storey extension on the eastern side that enlarges the master bedroom. From here access is provided to an existing small balcony.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 31/355/96/FU - Two storey side extension conservatory to rear and detached double garage to side (approved).

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 Following discussions with the applicant and agent an obscure glazed screen will now be placed on the eastern side of the balcony to provide screening.

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 Bardsey Parish Council – Objection
Design is incongruous to main house. Obscure screen would help with privacy (this has been added and a new plan sent to the Parish Council) but would not help design. Work has already started on site (it is understood this is on the single storey extension that does not require permission).

The neighbours at 7 Blackmoor Lane have also objected. They support the single storey extensions but not the first floor / balcony development as they consider this will harm their privacy and appear out of character.

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. As the RSS is a strategic document, it is considered that there are no specific policies which are relevant to this application.

8.3 Local – Leeds Unitary Development Plan (Review 2006) Policies:

GP5: Gives advice in relation to new development stating that all new development should not have a detrimental impact on amenity.

BD6: Gives advice in relation to extensions to residential properties which states that extensions should respect the scale, form, detailing and materials of the original building.

N33: Except in very special circumstances approval will only be given in the Green Belt for limited extensions or alterations.

9.0 MAIN ISSUES

9.1 Green Belt
Townscape / Design and Character.
Privacy
Overshadowing / Over dominance.
Representations

10.0 APPRAISAL

Green Belt

10.1. Policy N33 of the Unitary Development Plan and guidance contained within PPG2 states that limited house extensions within the green belt can be considered appropriate development provided that they do not result in additions that are disproportionate to the original dwelling. The Local Authority normally determines a 50% increase in volume of the original dwelling to be the maximum permitted within the green belt. In this case the proposed balcony does not create any real additional volume due to its nature, also as the bedroom is being reduced in mass to allow for a larger balcony the over all volume of the property is actually reduced by this part of the proposal. For this reason there is considered no harm to the green belt in this case.

Townscape / Design and Character

10.2. The balcony is set to the rear and as such will have no real impact on the streetscene. In design terms the balcony is a large addition, however, the principle for a balcony in this position has already been established as an existing balcony is in place. Also, the increase in size of the balcony is actually created by reducing the size of the bedroom. The large glazed doors do have a visual impact on the rear elevation but as this does not face the streetscene they are not considered unduly detrimental and are more commonplace on the rear elevation of properties. The development is well designed and retains the side wall of the existing dwelling and creates a new flush rear elevation, removing the flat roof addition. Materials are proposed to match the existing and these will be conditioned.

Privacy

- 10.3. The balcony projects further than the existing and will result in views being possible to be seen to the sides as well as the rear view currently available. For this reason, even though it is acknowledged that the existing garage and neighbouring side gable makes it difficult to see into the one property to the east a screen will be erected on this side to reduce the perception of overlooking. It is also noted that the neighbour has a large amount of foliage along the shared boundary, but as this is not within the applicants control it can not be conditioned for retention, therefore, a screen is considered necessary.

Overshadowing / Over dominance

- 10.4. Due to the orientation of the site, location of the applicant's property and the scale of the development, there will be no detrimental overshadowing. Similarly, as the balcony is set away from the shared boundary it is not considered to be overbearing in this case.

Representations

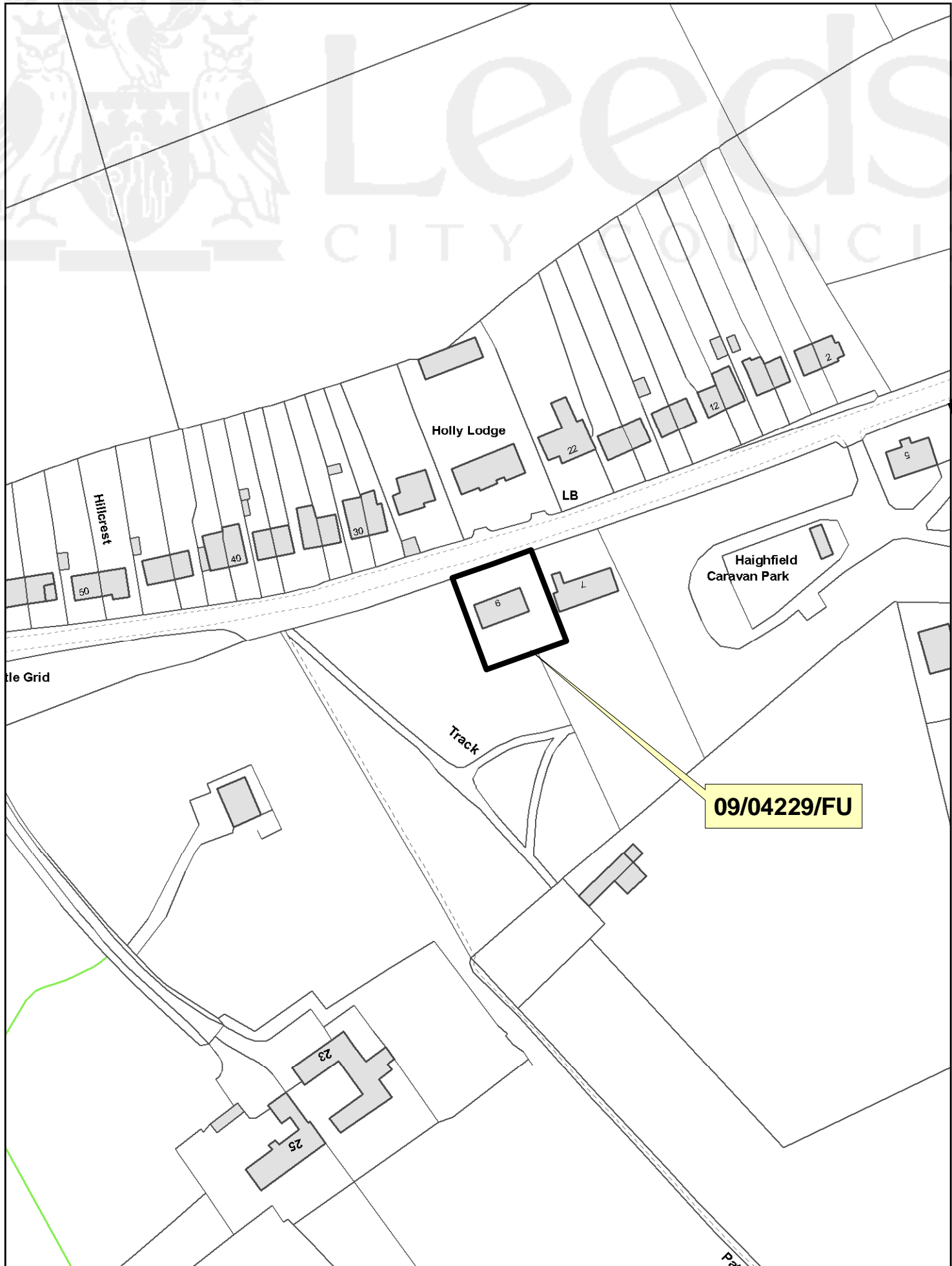
- 10.5. The objections from the neighbours and Ward Member involving the design of the scheme and potential overlooking have been discussed in the above appraisal. It is not considered that the proposals cause any significant harm given their location and design.

11.0 CONCLUSION

- 11.1 Consideration has been given to all material planning considerations and it is considered that the proposals raise no significant concerns in relation to design or amenity and as such subject to the appropriate conditions it is recommended that planning permission be granted.

12.0 BACKGROUND PAPERS

- 12.1 Application and history files.
Certificate A signed by the applicant declaring that all land is owned by applicant.



EAST PLANS PANEL

Scale 1/1500