



Report of the Chief Planning Officer

PLANS PANEL EAST

Date: 14th January 2009

Subject: APPLICATION 09/04522/FU – Replacement 5 Bedroom Dwelling at Warren House, The Ridge, Linton, Leeds.

APPLICANT

Mr. P. Jones

DATE VALID

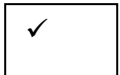
3 November 2009

TARGET DATE

29th December 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:

Conditions

1. Time Limit
2. The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.
3. Sample of walling and roofing materials to be submitted.
4. Areas Used by Vehicles to be laid out, drained, surfaced and sealed.
5. Submission of landscape details.
6. Implementation of landscaping scheme.
7. Existing trees on site shall be protected during the construction period.
8. Details of potential contaminants used within the building to be submitted.
9. Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, public open space or for filling and level raising to be tested for contamination and suitability for use.
10. The works to be carried out in accordance with the recommendations made in section 10 of the Bat survey.
11. Planning permission to be obtained before any extensions, garages, or windows (not shown on the approved plans) are erected or installed.

12. A method statement for the management of construction traffic associated with the approved development to be submitted to and approved in writing by the Local Planning Authority.

Reasons for approval: It is considered that the proposed house will not appear prominent or out of place in the street scene nor will it have a detrimental impact upon the amenities of adjoining residents. The proposal is also similar to a scheme that has already been granted planning permission at the site but this permission has not yet been implemented. The application proposal is considered to comply with policies GP5, BD5, T2, H4, LD1 and N24 of the UDP (Review), as well as guidance contained within *Neighbourhoods for Living: A Guide for Residential Design in Leeds* and having regard to all other material considerations, as such the application is recommended for approval.

1.0 INTRODUCTION:

- 1.1 This application is brought to the Plans Panel at the request of Councillor Rachael Procter. The Councillor highlights that the proposed height and mass of the property would result in the dwelling over-dominating the neighbouring property. The Councillor also raises overlooking concerns resulting from close proximity of the proposed windows to the neighbouring dwellings.
- 1.2 In 2007, planning permission was granted for part two storey part first floor front and side extensions to the host property (ref: 07/07215/FU). This approval represents a fall back position that has to be given weight as a material consideration. The proposed dwelling is very similar to a scheme approved in 2007, however this proposal is in many ways more acceptable in design terms. When compared to the 2007 approval, there is no difference in the footprint of the dwelling, whilst only a modest 0.4m height difference is evident.

2.0 PROPOSAL:

- 2.1 In 2007 permission was granted for a part two storey part first floor front and side extensions to the existing property on the site (ref: 07/07215/FU). This application seeks full planning permission to demolish the existing dwelling on the site and replace it with a dwelling which is similar in siting and width. The proposed dwelling will be approximately 0.4m higher than the approved scheme.
- 2.2 As part of this application, front dormers were proposed to the main building. It was considered that the dormers would have resulted in the property appearing excessive and dominant from the street. Therefore, the applicant was advised to revise the scheme to show the front dormers omitted from the proposal.
- 2.3 The proposed two storey dwelling will be traditional in design and will measure 9m in height and 18.1m by 11.2m in mass. The property will feature three bedrooms at first floor level and two bedrooms within the roof space. An attached double garage will be located to the southwestern elevation of the property, adding a further 7.5m to the width of the dwelling. The garage will feature a hipped roof with dormers to the front and rear, which will serve a games room proposed within the roof space. The walls are noted to be of render and stone with details of the final materials and roof tiles to be agreed.

3.0 SITE AND SURROUNDINGS:

3.1 The application relates to a detached dwelling built of artificial stone, set on a private drive of approximately twenty dwellings. The street features dwellings that are quite different in style and size. However, the dwellings are all detached and set within good sized gardens. The Ridge has a significant gradient and the host is sited toward its highest point. This means that the neighbouring dwelling to the east is set lower. The open Green Belt adjoins the site to the northwest. The existing dwelling on the site is part bungalow and part two storey. The dwelling is set back from the main road and is screened to the north and west by high evergreen hedging.

4.0 RELEVANT PLANNING HISTORY:

4.1 31/78/98/FU- Two storey side extension (Approved)

4.2 07/07215/FU- Alterations including new roof, part two storey, part first floor front and side extension, open porch to front and new dormer window to front (Approved)

5.0 HISTORY OF NEGOTIATIONS:

5.2 The original scheme proposed dormers to front elevation of the main building. It was considered that the proposed dormers will add additional bulk to the roof, resulting in the property appearing excessive and dominant from the street. Therefore, the applicant was advised to revise the drawings and omit the front dormers from the proposed plans.

6.0 PUBLIC/LOCAL RESPONSE:

6.1 Site Notice posted 4th November 2009.

6.2 Neighbour Notification letters posted 3 November 2009.

6.3 Publicity Expiry Date 1st December 2009.

6.4 3 letters of support received. The letters highlight that the proposal will enhance the appearance of the street.

6.5 4 Letters of the objections received. Objectors raise issues concerning;

- The recent felling of trees on the site.
- The proposed dormer window over the garage overlooking the neighbouring dwelling Larchwood.
- The proposed dwelling appearing over-dominant from neighbouring property.
- The proposed dwelling appearing excessive from the streetscene.
- The large vehicles using the street during the construction period will compromise highway safety and will harm residential amenity by way of noise and disturbance.

6.6 Collingham and Linton Parish Council states that the concern raised by the objectors, should be taken in to consideration when determining the application.

7.0 CONSULTATIONS RESPONSES:

Non-statutory:

7.2 Highways officer- No objections

7.3 Nature Conservation- The Nature Conservation Officer highlights no significant concerns with regards to the potential harm to the bats that may be using the site. However, recommends that a condition should be attached to ensure the development is carried out in accordance with the recommendation contained within the submitted bat survey.

7.4 Landscape Officer – No objections

7.5 Contaminated Land – No objections

Statutory:

7.6 **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. Given the strategic nature of the RSS, it is not considered that there are any policies relevant to the determination of the current proposal.

8.2 Local
Unitary Development Plan Review Policies:

GP5: Seeks to ensure that development proposals resolve detailed planning considerations, including amenity.

H4: Provisions for residential development.

N13: Requires all new buildings to be of high quality and have regard to character and appearance of their surroundings.

BD5: States that new buildings should give consideration to both their amenity and that of their surroundings.

LD1: Landscaping.

T2: Development proposals should not create new, or exacerbate existing, highway problems.

N24- Developments which adjoin the Green Belt to be adequately assimilated within the landscape.

8.3 Supplementary Planning Guidance

SPG13: Neighbourhoods for Living.

8.4 National Planning Policy

Planning Policy Statement 3: Housing.

Planning Policy Statement 1: Delivering Sustainable Development (PPS1).

9.0 MAIN ISSUES

- Principle of Development
- Visual Amenity
- Residential Amenity

- Highways
- Landscaping
- Nature Conservation
- Public Representation
- Conclusion

10.0 APPRAISAL

Principle of Development

- 10.1 The application site lies within the Linton Village envelope and is located within the residential curtilage of Warren House. According to PPS3 'Housing', land within the envelope of a developed area is classed as 'previously-developed' and is acceptable for housing development subject to all other material planning considerations.

Visual Amenity

- 10.2 In 2007 planning permission was granted for part two storey part first floor front and side extensions to the host property (ref: 07/07215/FU). This approval represents a fall back position that has to be given weight as a material consideration.
- 10.3 The proposed mass and layout of the dwelling will be similar to the approved 2007 extensions scheme on the site, whilst only a modest 0.4m increase is proposed to the height of the dwelling when compared to the approved scheme. Therefore, it is not considered that mass and height of the proposal will have a detrimental impact on the character of the streetscene.
- 10.4 In terms of design, it is acknowledged that the dwelling proposed, although traditional in design, is considerably different in character and appearance to the existing dwelling. This is largely due to the change in height, roof form and the fenestration. However, the streetscene consists of dwellings that are varied in design and scale, and together with the fact that the extant planning consent on the site gives approval for a dwelling which is also considerably different in character to the existing dwelling on the site, it is not considered that the proposed dwelling will have a detrimental impact on the streetscene.
- 10.5 Owing to the fact that the existing property is part bungalow, part two storey with a mixture of roof types, it is considered that the existing property has a rather disjointed appearance and has no significant architectural merit. Therefore, the proposed dwelling represents a house form that is more balanced and aesthetically attractive.
- 10.6 The proposed dwelling would be located close to the Green Belt boundary, to northwest of the site. Policy N24 of the UDPR states that where new development abut the Green Belt or other open green land, their assimilation into the landscape must be achieved. It is considered that the existing landscaping along the rear boundary of the site is adequate to soften the appearance of the proposed dwelling from the open Green Belt.
- 10.7 It is considered that a condition should be attached, requesting details of the walling and roofing materials to be submitted and approved. Such a condition will ensure that the materials used are of good quality and allows the property to tie in with the character of the street scene.

Residential Amenity

- 10.8 In order to assess the impact of the proposed dwelling on neighbouring residential amenity, consideration has been given to the potential impact of the proposal from overshadowing, dominance and overlooking. Consideration has also been given to the extant planning permission on the site, which has to be given weight as a material consideration. Therefore, this application is required to be assessed, taking the view, that the approved scheme is acceptable in terms of its impact on residential amenity.
- 10.9 Given that the proposed dwelling is similar in mass and position to the scheme approved on the site and that only a modest 0.4m increase in the height of the dwelling is proposed when compared to the approved scheme, it is not considered that the proposed property represents an increase in the levels overshadowing or over-dominance, above that would be experienced if the approved scheme on the site was implemented.
- 10.10 It is considered that the proposed front dormer window over the garage which serve a games room, will overlook the neighbouring dwelling 'Larchwood'. Therefore, it is considered that a condition should be attached to ensure a landscape scheme is implemented along the southwestern boundary, in order to obstruct views of the neighbouring dwelling. The landscaping will also soften the appearance of the dwelling from 'Larchwood'.

Highways

- 10.11 The Highway Officer does not raise concerns with regards to highway safety or traffic. However, it is recommended that a condition is attached in order to ensure that all areas used by vehicles are hard surfaced.

Landscaping

- 10.12 No concerns are raised with regards to the harm to trees and shrubs on the site. However, a condition should be attached to ensure the trees within the site are protected during the construction period.

Nature Conservation

- 10.13 A bat survey of the property was carried out in November 2009. The survey included an internal and external inspection of the building but no bat activity was recorded due to the time of year. The survey concludes that the presence of a significant roost is unlikely, however, indication of a feeding or day roost was found behind a shutter to one of the windows. Such roosts are considered to be of low conservation value. It is also considered that the presence of a significant roost cannot be ruled out. Therefore, it is recommended that a condition should be attached to ensure the development is carried out in accordance with the precautionary mitigation measures outlined in Section 10 of the bat survey.

Public Representations

- 10.14 The comments received from the Ward Member and the members of the public highlights concerns with regards to the excessive scale and height of the proposal, which it is claimed would result in the proposed dwelling appearing prominent on the street and over-dominant from neighbouring dwellings. The proposed dwelling is

similar in terms of its layout and mass, to the scheme approved on the site in 2007 whilst, compared to the scheme approved, only a modest 0.4m increase in the height of the dwelling is proposed. Therefore, it is considered that the proposal will not have a significant detrimental impact on the character of the street-scene or on neighbouring residential amenity,

- 10.15 The proposed overlooking issues highlighted have also been discussed in the appraisal. Only the dormer window above the garage was found to overlook the neighbouring dwelling 'Larchwood'. In order to overcome the concern, a condition requiring adequate screening along the shared boundary has been recommended to be attached. Apart from the dormer window over the garage, no other windows were found to directly overlook neighbouring dwellings.
- 10.16 The issues raised with regards to disturbances during the construction period particularly from the movement of large vehicles, is a concern. It is recommended that a condition should be attached in order to ensure that a method statement dealing with the management of construction traffic is submitted, and approved prior to works commencing on site.
- 10.17 The objectors also highlight that a number of trees have been recently felled within the site. Given that the trees on the site are not protected by a Tree Preservation Order and that this street is not within a Conservation Area, the felling of trees within the site can not be controlled.

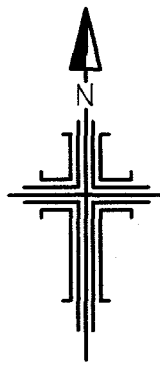
11.0 CONCLUSION

- 11.1 The proposed dwelling is similar in terms of its mass and layout to the scheme approved on the site in 2007 and only a 0.4m height difference is evident, when compared to the approved scheme. Therefore, it is considered that the proposal will not appear prominent from the street nor will the proposed height and mass of the dwelling have a detrimental impact on the amenity of the neighbouring dwellings. Furthermore, given that the dwellings on the street are varied in style and design, it is not considered that the proposed dwelling, which is traditional in design, will detract from the character of the street-scene. No significant concerns have been raised with regards to highways safety or harm to the local bats using the site. Therefore, it is considered that subject the recommended conditions being imposed, the application is recommended for approval.

Background Papers:

Planning application file: 09/04522/FU

Certificate of Ownership: Mr Peter Jones



438900m

438950m

439000m

09 / 04 522 #

447400m

447350m



Abbreviation & Symbol Key.

B	Bollard	RSC	Rollled Steel Column
BS	British Beacon	RSSJ	Rollled Steel Joint
BT	British Telecom Cover	RVP	Rain Water Pipe
BM	Bench Mark	SC	Stop Cock
CL	Cover Level	SP	Sign Post
DK	Drop Kerb	STP	Stand Pipe
EL	Electricity Cover	SV	Stop Valve
EP	Electricity Pole	SVP	Soil Vent Pipe
FH	Fire Hydrant	SWG	Storm Water Gully
FFP	Flagged Footpath	SW	Storm water
G	Gully	TSP	Tarmac Footpath
GM	Gas Meter	TL	Traffic Light
GV	Gas Valve	TP	Telegraph Pole
IC	Inspection Cover	U/L	Unstable To Lift
IL	Invert Level	VP	Vent Pipe
LB	Letter Box	WM	Water Meter
LP	Lamp Post	WP	Waste Pipe
MB	Mud Bole		
MH	Man Hole	Fences & Walls	
MP	Marker Post	Rat	Resisting Wall
MS	Mill Stone	B/W	Barbed Wire
MT	Mercury Telecommunications	C/B	Close Boarded
NB	Noise Board	CI	Corrugated Iron
NFI	No Further Information	C/L	Chain Link
OSSM	Ordnance Survey BM	C/P	Chestnut Paving
P	Post	IR	Iron Railing
PB	Post Box	Lat	Lattice
RE	Rodding Eye	P/C	Post & Chain
RL	Road Line	P/R	Post & Rail
RS	Road Sign	P/W	Post & Wire
SS	Street Name Sign		

Control & Datum Information
 Grid Orientation: OSGB02
 Level Datum: OS Orthometric Hts

Rev	Description	By	Date

Surv.	Drawn	Date	Chkd	Date
SH	SH	09.09.09	NH	09.09.09

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Title: Site Plan
 Site: Warren House
 The Ridge
 Linton
 West Yorkshire
AI

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Dwg No. TD_029_Warren House
 Sheet No. 1

SCALE	1/200	REV.	
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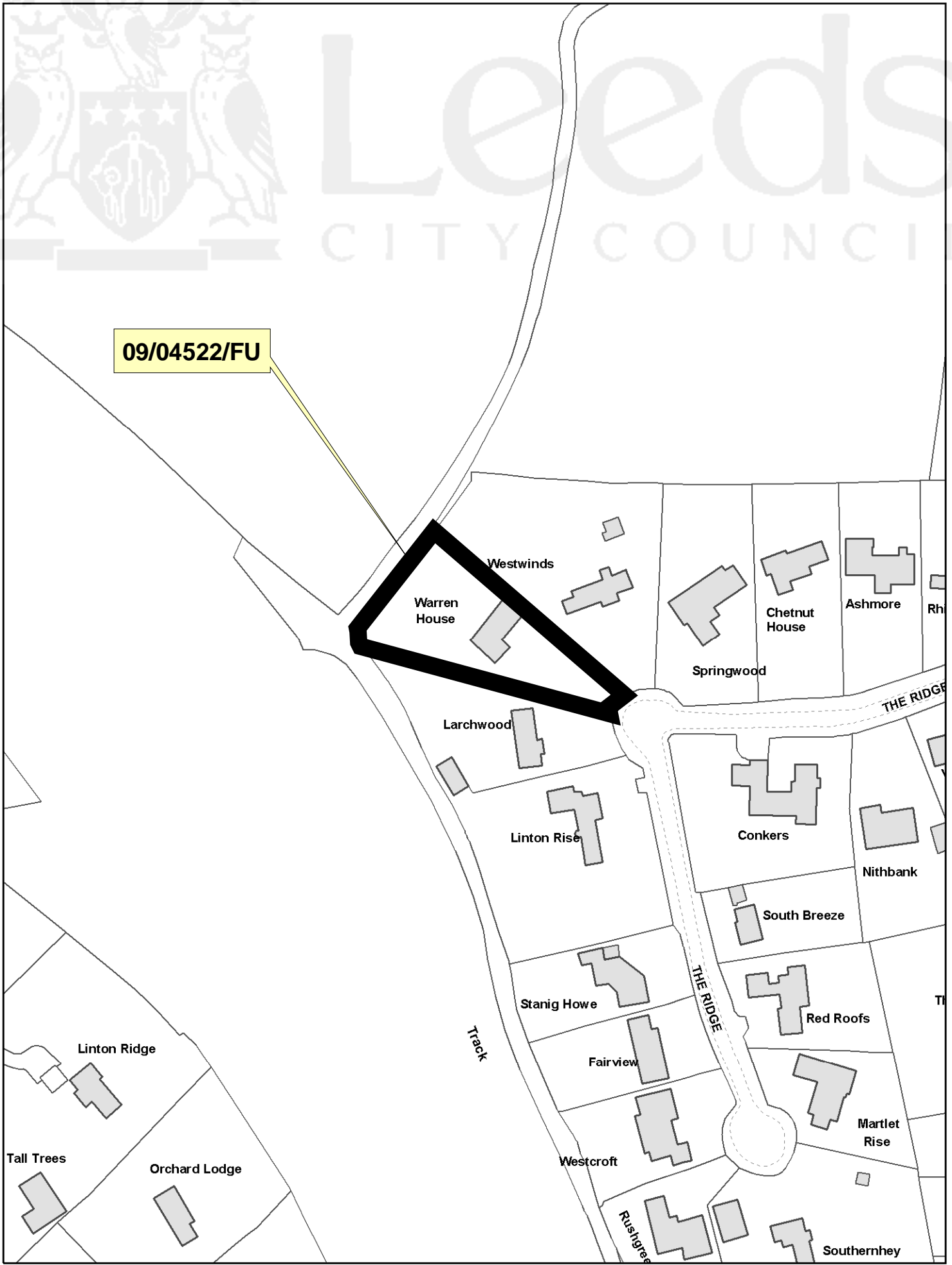
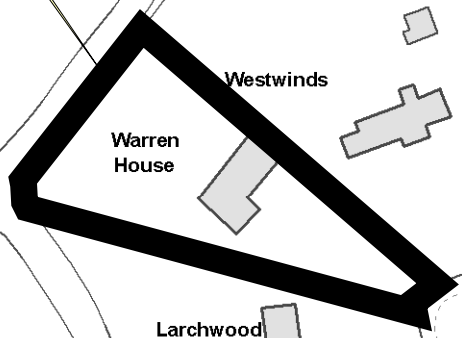




Leeds

CITY COUNCIL

09/04522/FU



EAST PLANS PANEL

Scale 1/1500

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