



Report of the Chief Planning Officer

PLANS PANEL EAST

Date: 4th March 2010

Subject: APPLICATION 08/06983/FU – SECTION 78 APPEAL BY MR LYNDON HELLIWELL, LYNDON PAUL HOMES, AGAINST THE DECISION OF LEEDS CITY COUNCIL IN RESPECT OF THE CONSTRUCTION OF 11 DWELLINGS WITH ASSOCIATED ACCESS AND LANDSCAPING PROVISIONS AND REVISED ACCESS FOR NUMBERS 34 AND 32 REIN ROAD, TINGLEY.

Electoral Wards Affected:

Morley South

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

Members are asked to note the following appeal decision.

1.0 THE APPEAL WAS HEARD BY WRITTEN REPRESENTATIONS

1.1 The application was refused by Plans Panel East on 9th April 2009. The application was recommended for approval by Officers.

2.0 ISSUES IDENTIFIED BY THE INSPECTOR

2.1 The effect of the development on the character and appearance of the locality.

3.0 SUMMARY OF COMMENTS

3.1 The proposal involves the loss of two trees covered by a TPO. Whilst their loss would reduce the overall number of trees in the line, the largest specimens and the continuity within the body of the planting would remain. The proposals include the planting of oak, rowan, birch and cherry trees elsewhere in the area. The Inspector considered the contribution the TPO trees make to the character and appearance of the locality would not be significantly diminished by the loss of the two specimens at the end of the line that would be adequately compensated for by the proposed planting.

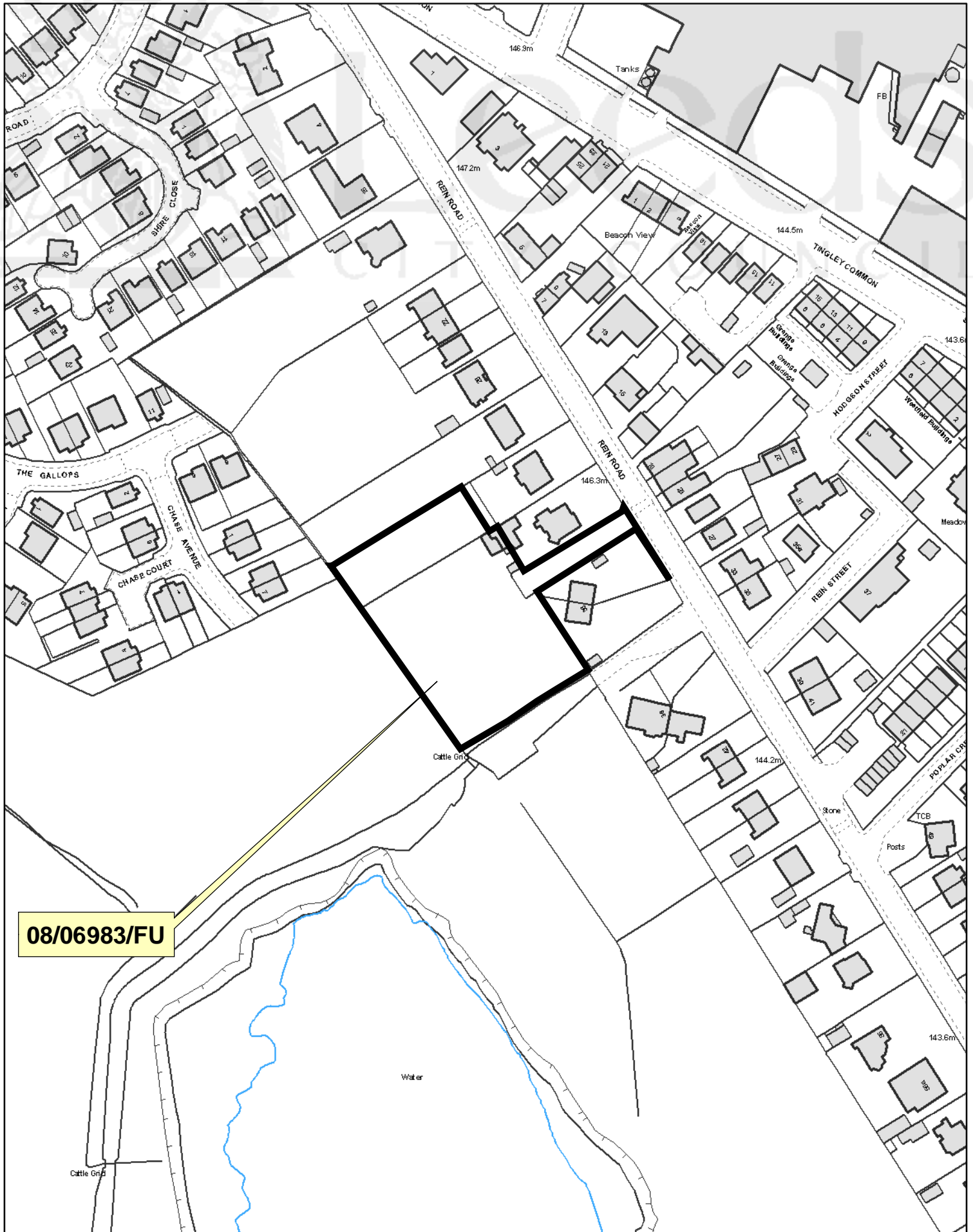
- 3.2 The depth of private amenity space between the TPO trees and the proposed dwellings would preserve a degree of openness that would complement that within the adjoining quarry land. Whilst the courtyard style development would not include communal greenspace within it, each house would have a significant area of private amenity space. The dwellings would be positioned with a regularity that would reflect that of the frontage development on Rein Road and the layout of the nearby recent development that includes Chase Avenue.
- 3.3 Views of the appeal site are limited by its location behind the existing street frontage that contributes to an already diverse townscape. Public aspects from Rein Road would principally be along the site access, which would be between existing houses, none of which would be lost to its construction. The length of the access and the related visibility splays would therefore substantially retain the existing character of Rein Road and that part of the frontage that communicates an impression of low density development. The appeal scheme would incorporate themes and features that are found elsewhere in this locality. The development would be seen within the context of the diversity in architecture and building layouts around it and would be sympathetic to them. The Inspector concluded on the main issue that the appeal scheme would not be harmful to the character and appearance of the locality and complies with PPS3, UDP policies N13 and GP5 and the associated SPG.

4.0 DECISION

- 4.1 The appeal was allowed subject to conditions by letter dated 1st February 2010.

5.0 IMPLICATIONS

- 5.1 There are no significant implications that arise from this decision beyond normal planning considerations.



08/06983/FU

EAST PLANS PANEL I

Scale 1/1500

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