



Report of the Chief Planning Officer

PLANS PANEL EAST

Date: 11th March 2010

Subject: Application 09/05196/RM – Reserved matters application for one 4 bedroom detached house at South Lodge, Woodacre Crescent, Bardsey, LS17 9DQ

APPLICANT

G Maw

DATE VALID

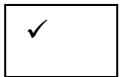
30/11/09

TARGET DATE

25/01/10

Electoral Wards Affected:

Harewood



Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

If Members are minded to refuse the application, the following reason is suggested in the report below:

1.0 INTRODUCTION:

1.1 This application was considered by Members at Plans Panel on 11th February 2010. Members expressed concern regarding the extent of works which have taken place at the site, and the building's prominence within the streetscene and resultant impact on the character and appearance of the conservation area, and resolved not to accept the officer recommendation and to refuse the application. Members also resolved that enforcement action should be taken against the unauthorised building, and that regular reports should be made to Panel updating them of progress in this respect.

1.2 In the light of Members' concerns, the following reason for refusal is suggested:

The building, by virtue of its height and prominence within the streetscene, results in an overdominating feature which is detrimental to the character and appearance of

Bardsey-cum-Rigton conservation area, contrary to policies GP5, N13 and N19 of the Leeds Unitary Development Plan Review (2006) and the guidance in SPG 13: Neighbourhoods for Living, SPG 17: Bardsey-cum-Rigton Village Design Statement, Bardsey-cum-Rigton Conservation Area Appraisal and Management Plan, PPS1, PPS3 and PPG15.

- 1.3 The case has now been referred back to the Compliance team to take enforcement action against the unauthorised building.





Background Papers:

Application file 09/05196/RM. History files 08/05798/RM and 31/434/05/OT.

As this is a reserved matters application, there is no ownership certificate. Certificate signed by applicant on outline application.

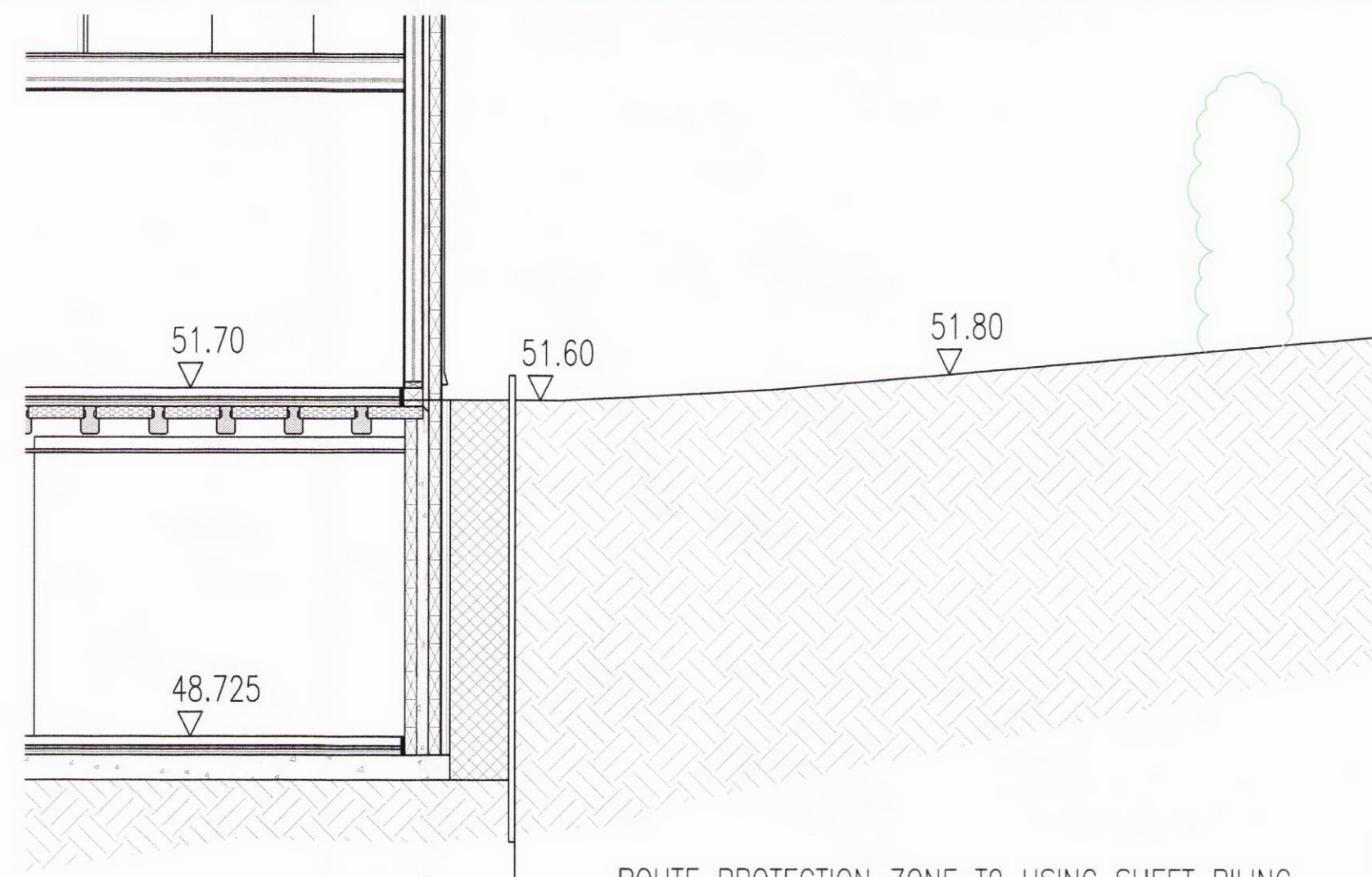
LEEDS CITY COUNCIL
Please refer to Decision Notice
25 JAN 2010
REVISED

LANDSCAPING KEY

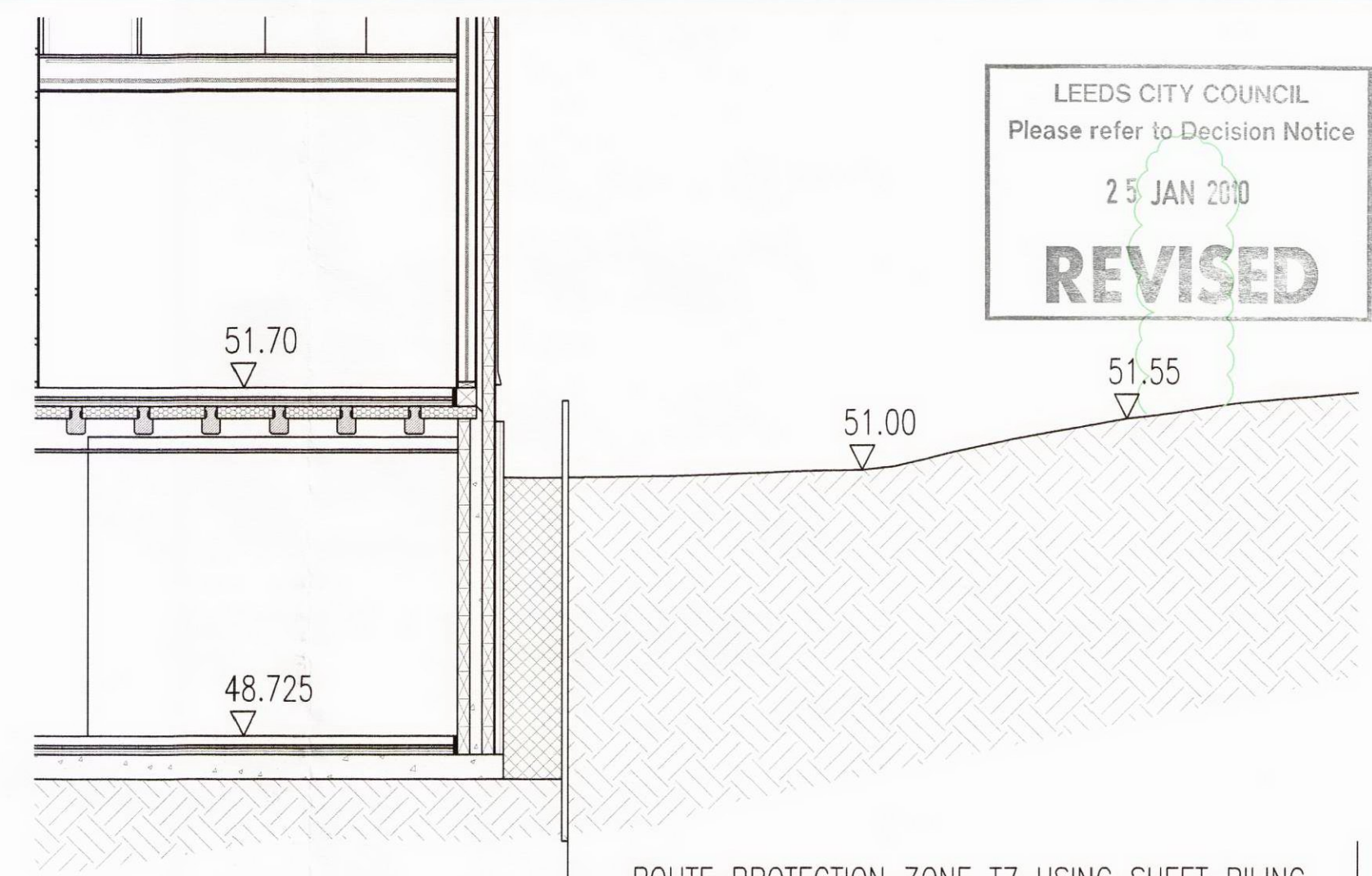
-  Existing Decking to Remain
-  Grassed area
-  Existing shrubs to be pruned and retained
-  PROPOSED VIRGINIA CREEPER PLANTED ALONG THE TOP OF THE STONE FACED RETAINING WALL TO HELP SCREEN THE WALL AND SOFTEN ITS APPEARANCE.



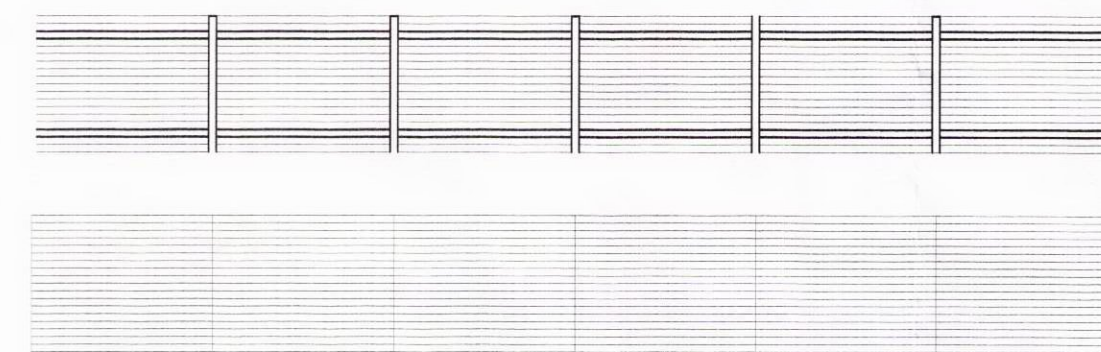
PROPOSED LANDSCAPING



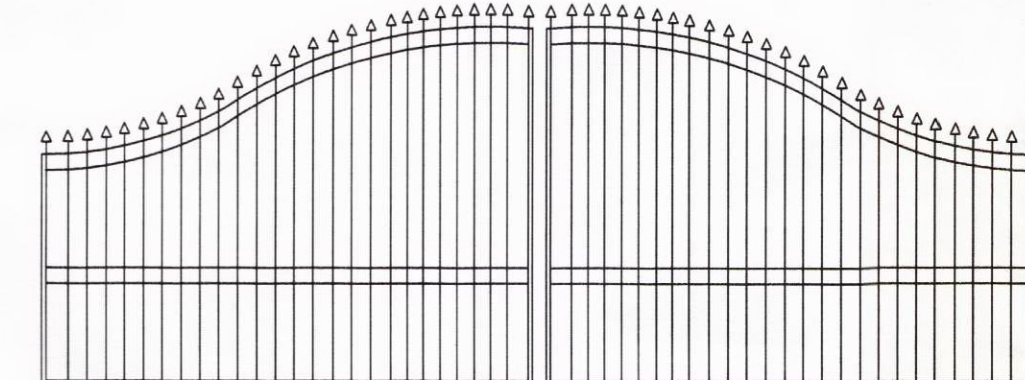
SECTION AA



SECTION BB
















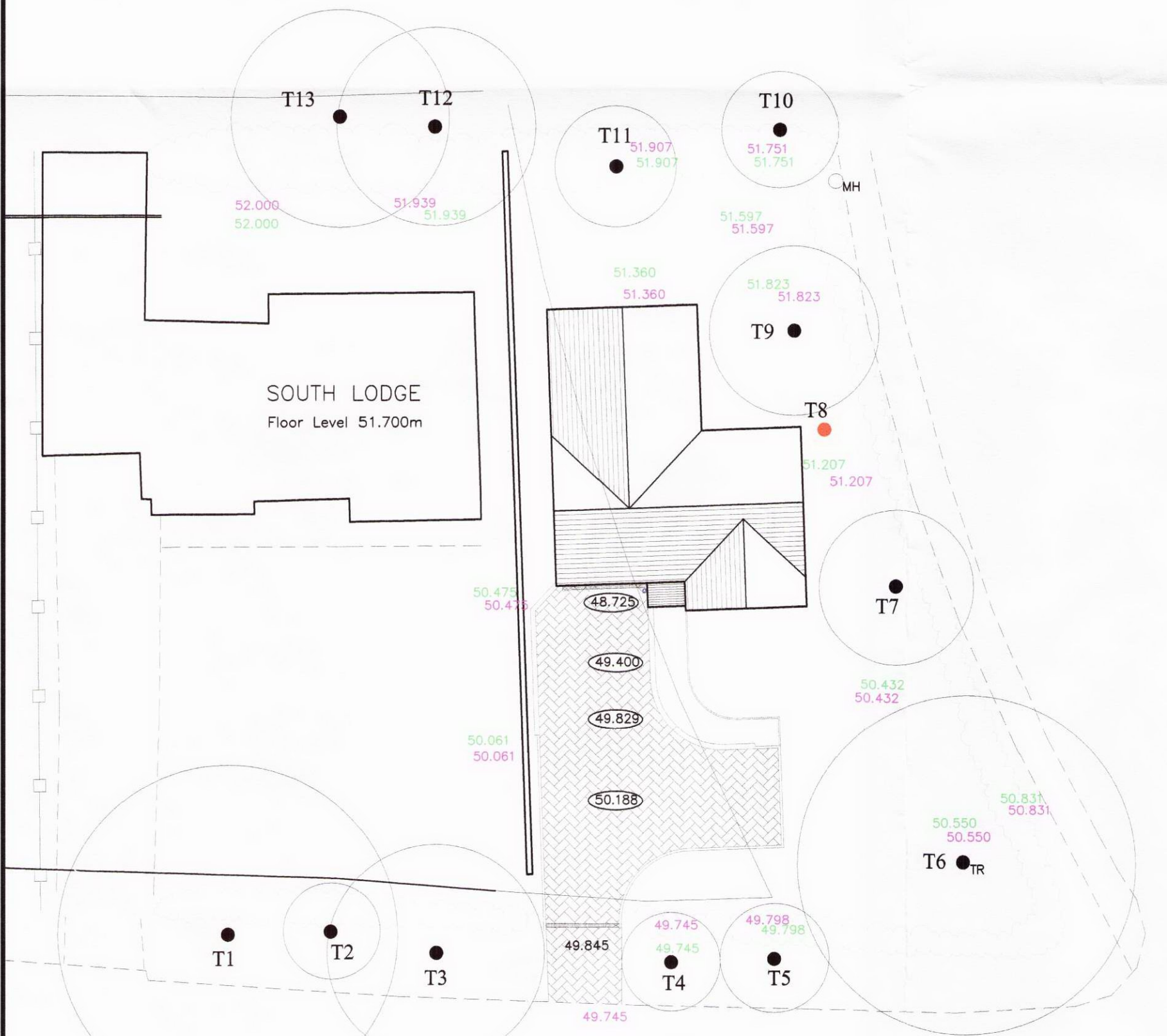
BOUNDARY FENCE TO SOUTH LODGE 1.8m HIGH
Proposed 100x100mm posts at 2.4m centres, 100x50mm bracing rails and 100x25mm horizontal privacy rails. Colour finish Mid Oak



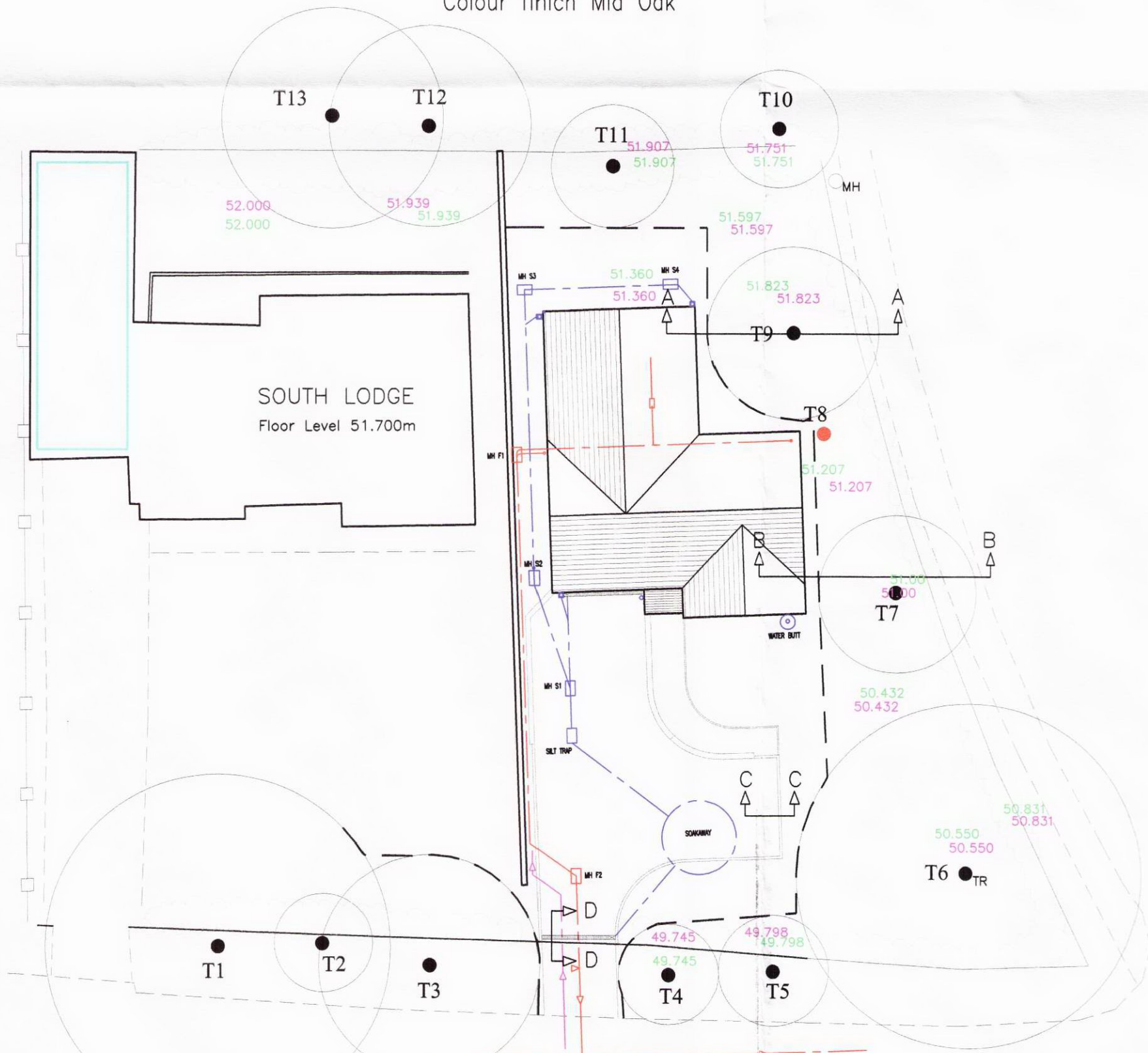
SWING GATES
Mild Steel gates powdercoated black. 1.35m high at gate post and 1.8m high at centre to match South Lodge

KEY

-  ROOT PROTECTION FENCE
-  ROOT PROTECTION AREA
-  PROPOSED CHANNELS CONNECTED TO SOAKAWAY
-  PROPOSED SW TRENCH
-  PROPOSED FOWL WATER TRENCH
-  PROPOSED UTILITY AND SERVICES TRENCH
-  PROPOSED RETAINING WALL TO DRIVE
-  PROPOSED MARSHALS BLOCK PAVING SAMPLES ON SITE (Colour Charcoal)
-  PROPOSED NEW HAWTHORN TREE REPLACEMENT Hawthorn (Crataegus Monogyna) replant tree to be standard size when planted (10 to 12cm girth) and planted no later than the end of the planting season following the completion of the development.
-  00.000 EXISTING LEVELS
-  00.000 PROPOSED LEVELS
-  STORAGE
-  EXISTING BOUNDRY HEDGE TO REMAIN



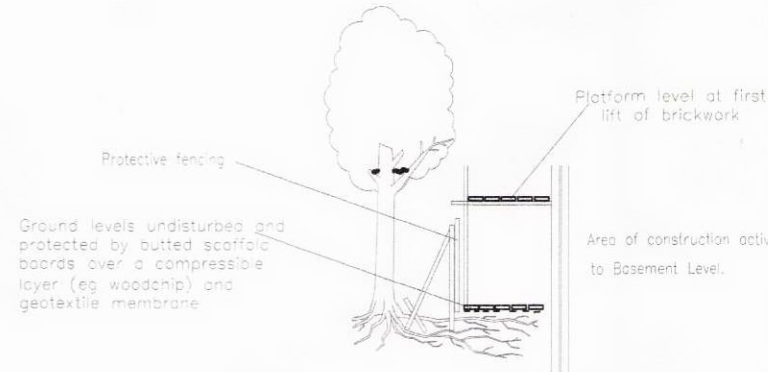
PROPOSED HARDSTANDING AREA



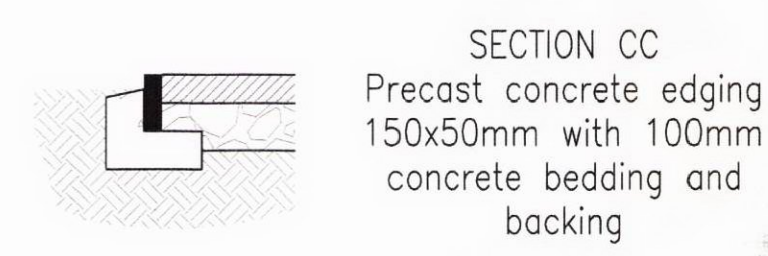
TREE PROTECTION



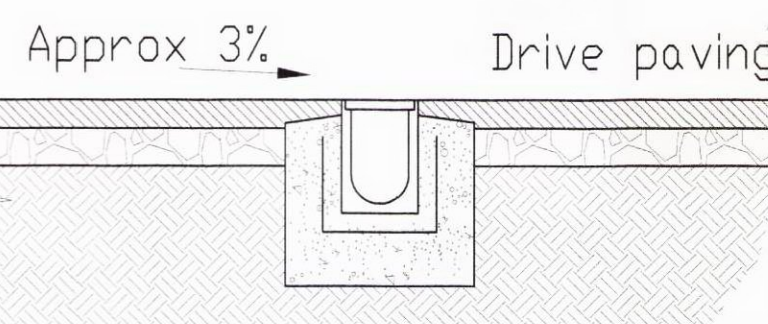
Example of protective fencing to BS 5837 see tree protection method statement



Example of scaffolding with RPA



SECTION CC
Precast concrete edging 150x50mm with 100mm concrete bedding and backing



Approx 3% Drive paving

SECTION DD

Proposed drive retaining walls faced with stone to match main dwelling

DRIVE RETAINING WALL EAST ELEVATION

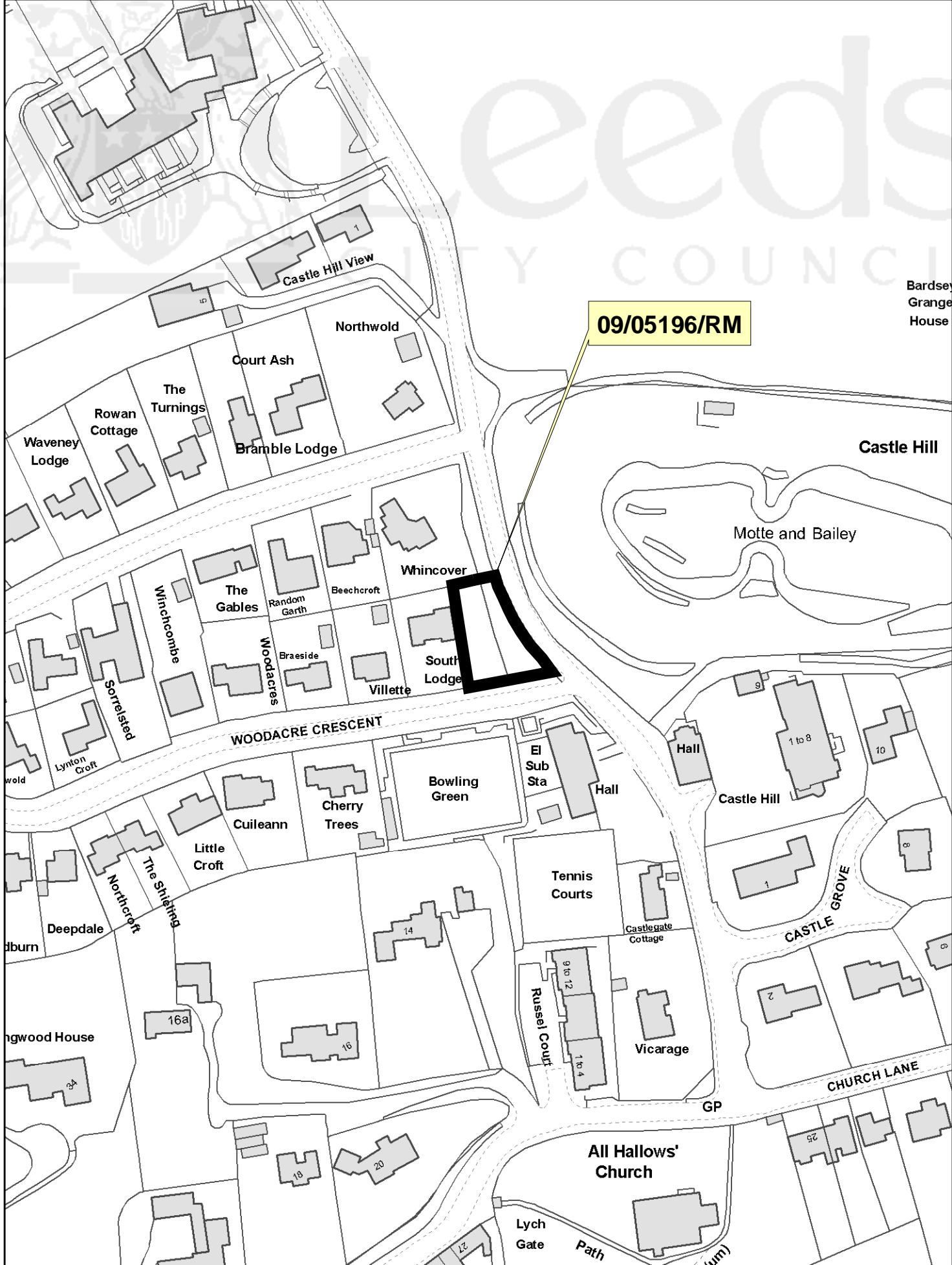
Proposed drive retaining walls faced with stone to match main dwelling

DRIVE RETAINING WALL WEST ELEVATION

REVISION A 22ND JANUARY 2010

1. STONE 70% RECLAIMED 30% NEW Source Northern Stone Quarry Bradford.
2. ROOF TILES - New clay Sandtoft Neo Pantile - Colour Tuscan.
3. VERICLE HANGING TILES - New clay Sandtoft Humber - Colour Tuscan.
4. DRIVE - Imprinted concrete dark gray (non permeable)
5. ADD DRIVE RETAINING WALL ELEVATIONS.
6. ADD VIRGINIA CREEPER TO TOP OF RELAINING WALL.
7. ADD STANDARD SIZE HAWTHORN TREE MIN 10 TO 12 CM GIRTH.
8. ADD DETAIL FOR BOUNDARY FENCE TO SOUTH LODGE.
9. ADD NOTE FOR GATES TO BE SWING GATES.
10. CONFIRM NO DECKING TO THE REAR.

Mr. & Mrs. G. MAW SOUTH LODGE WOODACRE CRESCENT BARDSEY LEEDS, LS17 9DQ	
PROJECT	APPLICATION FOR RESERVED MATTERS TO ERECT DETACHED HOUSE
TITLE	TREE PROTECTION LANDSCAPING PROPOSED GATE DESIGN AND HARDSTANDING
SCALE	1:200 1:100 1:50 1:20 NTS
DATE	NOVEMBER 2009
DRAWN BY	BFG
CHECKED	MJC
DRAWING NO	174-P20A
REVISION	



Bardsey
Grange
House

09/05196/RM

EAST PLANS PANEL

Scale 1/1500