



Report of the Chief Planning Officer

PLANS PANEL EAST

Date: 13th May 2010

Subject: APPLICATION 09/05463/FU – 5 Bedroom detached house with integral double garage to existing residential site. 1 New Farmers Hill, Woodlesford.

APPLICANT

Mr & Mrs N Fletcher

DATE VALID

21st December 2009

TARGET DATE

15th February 2010

Electoral Wards Affected:

Rothwell

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

GRANT PERMISSION subject to the following conditions:

1. Standard full time limit.
2. Development in accordance with approved plans
3. External walling and roofing materials to be submitted.
4. Sample of brickwork to be approved
5. No further floors to be inserted without permission of LPA
6. Finished floor levels to be provided
7. Site to be laid out, drained, surfaced and sealed.
8. Landscaping scheme to be submitted.
9. Landscaping implementation.
10. Replacement planting.
11. Details of foundations to be submitted
12. Existing planting to be protected
13. Land contamination works to be undertaken
14. Remediation condition.

Reasons for approval: The principle of residential development is considered to be acceptable as the site is situated in a sustainable location and the previously approved

scheme has already confirmed this principle. The layout and scale of the proposal is appropriate in regard to its surroundings and raises no issues of detrimental harm to visual or residential amenity. As such, the application is considered to comply with policies GP5, BD5, H4, N12, N13 and T2 of the UDP Review, as well as guidance contained within PPS1, PPS3 and PPG13, and having regard to all other material considerations, the application is recommended for approval.

1.0 INTRODUCTION:

1.1 This application is brought to Plans Panel (East) at the request of Councillors Steve Smith and Stewart Golton due to concerns regarding the height of the building and its appearance in the streetscene, reduced private amenity space and a suggestion that a third floor may be installed.

2.0 PROPOSAL:

2.1 The proposal is effectively a substitution of house type over that of the property given permission in planning permission 09/01655/FU.

2.2 The significant differences between the proposal and the previous approval are that the property has a different roof pitch, altering from the granted 37 degrees to 43 degrees which had the resulting effect of raising the ridge heights by 0.5 and 0.7 metres respectively.

2.3 The footprint is similar to the approval but for an increase in the rear single storey projecting approximately 1 metre further out. The other change of note is that the fenestration details are different from those on the approved plan with the main item of note, a number of roof lights on three of the four elevations.

3.0 SITE AND SURROUNDINGS:

3.1 The application site currently forms part of "The Lodge" an unusual multi leveled building on rising ground at the junction of Pottery Lane and New Farmers Hill built in brick with wood cladding and a flat roof. There is a substantial garden with large screening hedges although some trees were removed from the site in 2007.

3.2 A request to have the existing building Listed was made in 2009 but it was determined that the building did not meet the relevant criteria.

3.3 The surrounding area is residential in character with the properties on New Farmers Hill being detached dwellings set in reasonably sized gardens, whilst immediately to the north of the site across Pottery Lane is a new build housing estate consisting of a mix of housing types.

4.0 RELEVANT PLANNING HISTORY:

4.1 09/01655/FU: 1 four bedroom and 1 five bedroom detached houses with integral garages to existing residential site. Approved 30 November 2009.

4.2 07/02779/OT: Outline application to demolish existing house and erect 3 detached houses. Plot 1 to front Pottery Lane and Plots 2 and 3 to front onto New Farmers Hill. Refused July 2007 on grounds of loss of house, out of keeping with area, dominance over neighbour, impact on landscape, poor access onto New Farmers Hill, and intensification of traffic onto A642.

5.0 HISTORY OF NEGOTIATIONS:

5.1 Negotiations have taken place over a considerable time with regard to the development of the site but no advice has been given with regard to this specific application other than to advise the agent that the proposal could not be accepted as a non-material amendment.

6.0 CONSULTATION RESPONSES:

Statutory Consultations:

6.1 None

Non Statutory Consultations:

6.2 None.

7.0 PUBLIC/LOCAL RESPONSE:

7.1 10 letters of objection and one of comment from the Oulton Society have been received. The objections are on the following grounds.

- The developer intends to create a third floor to the development.
- The property will dominate the streetscene
- Of the 56 windows, only one overlooks plot 1.
- The development has limited access visibility
- The development is not sympathetic and out of context with the surrounding area.
- Trees have been felled contrary to deeds
- The footprint is too large for the site.
- Hedges will be removed by future occupiers
- The number and size of windows is excessive

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. The following policies from the UDP are relevant:

- Policy GP5 seeks to ensure that development proposals resolve detailed planning considerations, including amenity.
- Policy BD5 seeks to ensure that all new buildings should be designed with consideration to both their own amenity and that of their surroundings.
- Policy H4 provides guidelines for residential development on sites not identified for this purpose in the UDP.
- Policy N12 seeks to ensure that development should respect fundamental priorities for urban design.

- Policy N13 seeks to ensure that the design of new buildings should be of high quality and have regard to the character and appearance of their surroundings.
- Policy T2 - development proposals should not create new, or exacerbate existing, highway problems.

Supplementary Guidance:

- Neighbourhoods for Living (SPG)
- Street Design Guide

National Policy/Guidance:

- PPS1 Sustainable Development
- PPS 3 Housing
- PPG13 Transport

9.0 MAIN ISSUES:

- The principle of the development.
- Character of the area and impact on the streetscene.
- Overlooking / privacy
- Private Amenity Space
- Highway safety.

10.0 APPRAISAL:

The principle of the development.

- 10.1 The application proposes the erection of a new two storey five bedroom dwelling. The site forms part of a larger parcel of land that was occupied by a single dwelling and that benefits from an existing permission for the demolition of that property and the erection of two new properties on the site. Part of the original dwelling has been demolished and that part of the site has been cleared (the other 'half' of the dwelling remains and is occupied). The cleared site is that which is subject to this application. This application is effectively a variation of house type to the approved scheme and as a result, given that the circumstances have not changed since the consideration of the original permission, it is considered that the principle of development is acceptable.

Character of the Area and impact on the streetscene

- 10.2 Houses within this street are generally of a relatively modest scale, set in reasonable sized gardens. The original house, however, was substantial, and apparently was originally two dwellings. In terms of site density and the local character, no objections were raised to the two dwellings in principle, subject to resolution of detailed development management matters. Plot 2 is the higher level property of the two that were the subject of the previous application and would be cut into the hillside, therefore appearing as a single storey dwelling when viewed from the adjoining cul-de-sac. It was considered that the approved dwelling, although closer to the cul-de-sac of New Farmers Hill than the original dwelling on the site, would have had little impact in the street, given that it would have the appearance of a single storey dwelling, set behind a retained hedge.
- 10.3 This application must be considered in the light of an increase in the height of the ridge heights of the two ridges from 7.75 metres to 8.25 metres and 7.8 metres to 8.5

metres and the altered pitch of the roof from 37 degrees to 43 degrees. Given that the new proposal is still shown some 1.6 metres lower than the neighbouring property of No 3 New Farmers Hill and at a considerably lower level (2.4 metres below the eaves level) than the properties on the opposite side of New Farmers Hill, it is difficult to see how it could be successfully argued that the proposal will dominate the streetscene or appear incongruous due to its height. It is considered that there is no established building line on the New Farmers Hill cul-de-sac. The adjoining house is set back approximately 8m from the highway, but the adjoining house is about 8m forward of that property, therefore the proposal, at 5m from the highway, and set 18m from the nearest house in the cul-de-sac head, would be acceptable in streetscape terms. As a result, subject to details regarding materials, no objections would be raised and the application is considered acceptable in these terms.

Access and highway safety considerations

- 10.4 The access and parking arrangements remain the same as for the previous approval and therefore there are no issues raised by this application and it is acceptable in terms of highway safety.

Impact on Residential Amenity

- 10.5 There are concerns over overlooking of other properties raised by the proposal. However, Plot 2 would be single storey in the street (when viewed from the south/south west) , and the properties affected would be on the opposite side of New Farmers Hill. The nearest windows affected would be 26m from the proposed dwelling, therefore would not be overlooked to any significant degree with the additional fact that only secondary windows are present in the south western elevation. The windows to the rear at first floor level are no nearer those that were approved by the original approval. Furthermore, the windows at first floor level are secondary windows for which guidance suggests 7.5 metres is required. However, a distance of approximately 14 metres to the boundary is provided, almost twice the required distance and the elevation faces onto high hedges and a blank gable of No 3 New Farmers Hill. The rooflights are clearly of a height that it would not be possible to see through. This could be compromised, if, as is suggested by some of the neighbours, that a third floor was to be installed within the building. To prevent this becoming an issue, a condition would be imposed on the permission that prevents the installation of a further floor to the property without the consent of the Local Planning Authority. As a result, it is considered that there will be no detrimental harm created from overlooking by the proposal.

Private Amenity Space

- 10.6 The area allocated for outside private amenity space for the proposal amounts to approximately 68% of the gross floor area of the property and therefore complies with guidance given in SPG 'Neighbourhoods For Living' which equates to $\frac{2}{3}$ the gross floor area of each flat so even with the slightly increased footprint of the development, the application is acceptable in these terms.

11.0 CONCLUSION:

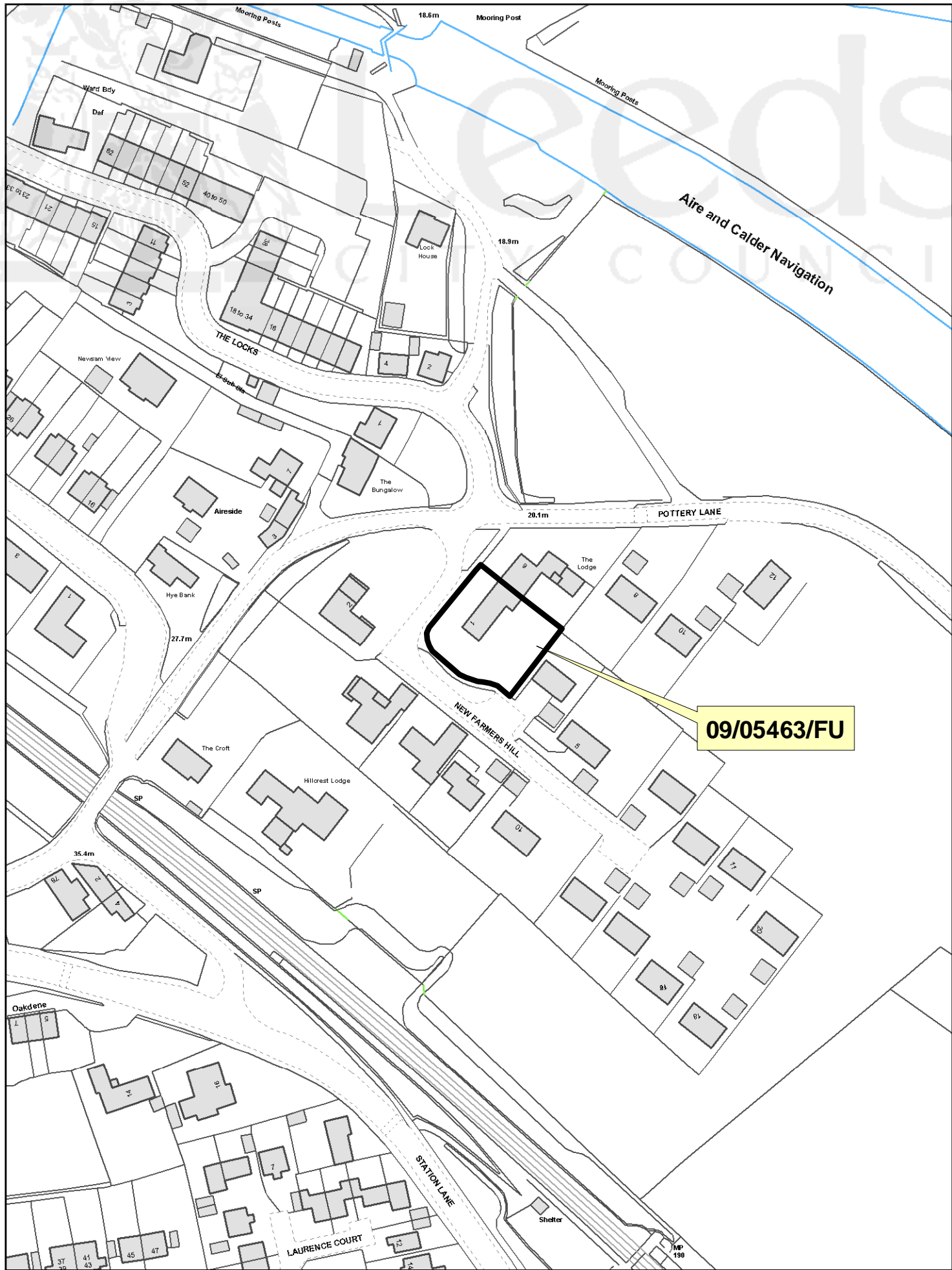
- 11.1 On balance, it is considered that, given the differences between the proposal and the existing permission, subject to appropriate conditions as discussed above, the proposal is acceptable, it is therefore recommended that the application be approved.

Background Papers:

Application file 09/05463/FU/S

Certificate of ownership:

As applicant



EAST PLANS PANEL

Scale 1/1500

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