



Leeds
CITY COUNCIL

Originator: G Read

Tel:0113 2478000

Report of the Chief Planning Officer

PLANS PANEL EAST

Date: 5th August, 2010

Subject: APPLICATION 09/05297/FU – Two storey rear extension with porch to side, single storey side extension, and detached double garage to rear at Hemmingways Cottage, The Green, Thorp Arch, LS23 7AB.

APPLICANT
Mrs B Moorhouse

DATE VALID
10.12.2009

TARGET DATE
29.01.2010

Electoral Wards Affected:

Wetherby



Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

GRANT PLANNING PERMISSION subject to the specified conditions:

1. Development permitted shall be begun before the expiration of three years from the date of this permission.
2. Development permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.
3. Materials to match existing, samples to be made available on site.
4. First floor side landing window and rear facing window on single storey side extension to be obscure glazed.
5. No additional windows in the first floor side elevations of the extension or single storey side extension.
6. The existing single storey side extension shall be demolished before work begins on the side and rear extensions to minimise disruption during the build.

Details of conditions to be deferred and delegated to officers.

Reasons for Approval: The extension is in scale with the Cottage and appropriately designed, it is not considered to have any detrimental impact on neighbouring residents, the character and appearance of the Conservation Area or add to any problems of highway safety. The application complies with policies GP5, BD6 and N19 of the UDP Review 2006, having regard to all other material considerations, as such the application is considered acceptable.

1.0 UPDATE:

- 1.1 The application is being presented to Panel for determination at the request of Councillor Wilkinson who is concerned about the impact the development will have on highway safety. The application was originally presented on 8th July to the Panel meeting but was deferred due to concerns relating to the side extension to the southern elevation. Whilst this extension was not considered to effect highway safety it would be built close to a beech hedge set on the rear boundary. Whether the hedge would survive following the construction of the side extension was unclear as was whether the hedge was protected due to the site being in the Conservation Area.
- 1.2 The remaining parts of the application, the two storey rear extension and detached garage did not present any concerns to Members.
- 1.3 Following the last Panel revised plans have been submitted reducing the depth of the side extension by 0.5m at the rear (closest to the beech hedge) so a degree of separation now exists to the rear boundary and a new plan has been submitted showing the relationship between the hedge and extension. An arboricultural report has been provided which confirms that the beech should be regarded as a hedge rather than individual trees and this has been commented on by the Local Authority's tree officer.
- 1.4 The tree officer revisited the site in light of this report on 21st July and agreed with the findings. It was concluded that the beech along the rear boundary was planted as a hedge as demonstrated by the even spacing of the plants in two parallel rows. The officer noted that there has been a reduction of the height of the group sometime in the past. However, there has been no significant regular maintenance of the hedge for some years.
- 1.5 There has been some debate as to the status of the group in relation to the Conservation Area. The tree officer concluded that as the trees are in fact an outgrown hedge if a Conservation Area Tree Works Notification, proposing pruning or removal of the group were submitted it would not be resisted.
- 1.6 The hedge is not worthy of a Tree Preservation Order as it is set back from the minor access road serving the 3/4 properties off the village green. Therefore, it is not particularly visible from a wider public area and as such

offers little in the way of public amenity. Also, the form of the individuals within the group is poor, with several tight unions and die-back of old pruning wounds. The tree officer concluded that whilst the concerns of the neighbour have been noted in respect of the screening value he places on the group, the officer has reservations as to the long term sustainability of it. Based on this it is considered that there would not be sufficient justification to resist the proposed extension on the grounds of the possible effect on the group of beech.

2.0 CONCLUSION

- 2.1 The extension is now in scale with the main cottage and will preserve the character of the Conservation Area whilst not harming the amenity of neighbouring residents. Issues relating to highways safety, visibility and the effect on the trees and foliage around the site have all been addressed. Therefore, approval is recommended.

3.0 BACKGROUND PAPERS:

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

THE COTTAGE

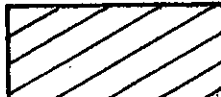


Access
4800mm

PROPOSED DEMOLITION OF SIDE LEAN-TO TO
ALLOW ACCESS TO GARAGE, OFF STREET PARKING.

1800mm EXISTING BEACH HEDGE

Access to Garage



EXISTING
HOUSE

PROPOSED
EXTENSION

GARDEN

TREE

CLASS ROAD

BOUNDARY WALL

BEACH
HEDGE

13800mm

PROPOSED
GARAGE

GARAGE
5 metres
from tree
base

16000mm

GARAGE

SHED

TREE

NAME: B. Moorhouse

SIGNED: B. Elmanbae

LOCATION:
Hemingways Cottage
The Green
Thorp Arch
LS 23 7AB

DRAWING NO: 109A

SCALE: 1-200

DATE: (revised) 04/10

