



Report of the Chief Planning Officer

PLANS PANEL EAST

Date: 5th August 2010

Subject: APPLICATION 10/02206/FU – Single storey extension to side and rear, raised roof height and dormer window with juliete balcony to rear, forming rooms in roofspace and enlarged driveway to front, 5 Croft House Mews, Morley

APPLICANT
Mr C Dove

DATE VALID
27.05.10

TARGET DATE
22.07.2010

Electoral Wards Affected:
Morley North

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. Silver birch tree to be protected during construction
5. Juliete balcony to be fixed to prevent use as balcony
6. Obscure glazing to side openings
7. Front wall to be rebuilt as shown on plan

Details of conditions to be deferred and delegated to Officers.

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

1.0 INTRODUCTION:

1.1 The application is being presented to Panel for determination at the request of Councillor Finnigan who is concerned that this is a large extension which will have a significant impact on the local community. A site visit is requested. It has been decided in this instance that a site visit would not be the best use of time at Panel and that the matter can be adequately dealt with via visuals and photographs.

2.0 PROPOSAL:

2.1 The application is for (i) a single storey extension to rear, (ii) single storey extension to side, (iii) raised roof height and dormer window with Juliet balcony to rear, forming rooms in roofspace and (iv) enlarged driveway to front.

2.2 The rear extension will project 5.6m at ground floor close to the boundary with the adjoining semi-detached bungalow (no.7). This extension would largely be located between the existing bedroom which projects into the rear (part of the original dwelling) and the rear extension at no.7. This extension would provide an enlarged dining area and kitchen.

2.3 The side extension would project 1.56m to the side and would be 7.33m deep. The front section would have a hipped pitched roof, with the main part behind having a flat roof. This extension would enlarge the bathroom, provide an en-suite to the existing bedroom and a boiler room. The extensions would be constructed in matching brickwork.

2.4 The rear dormer requires the roof to be raised approximately 200mm to achieve the headroom. The dormer is to the rear roof slope and is 5.8m wide, and set in from the boundary with no.7 by 1m. The roof would contain a bedroom with en suite bathroom, and includes double doors with fixed Juliet balcony. The dormer would be clad in hung tiles, to match the dormer at no.7.

2.5 The driveway would be widened to 6.23m width and the existing brick wall would be demolished and rebuilt. The concrete drive would be taken up and replaced with block paving or cobble pavers.

3.0 SITE AND SURROUNDINGS:

3.1 The application site relates to a semi-detached bungalow set within an estate of similar properties. The bungalow is constructed in brickwork and concrete roof tiles. The single storey bedroom projection is an original part of the dwelling house. A small silver birch tree is located within the rear garden area.

3.2 The attached bungalow (no.7) has been extended with a single storey rear extension, car port to side and dormer to the rear roof slope. No.3 is also a bungalow, with a blank wall facing onto the application site. Croft House Mews slopes, with Nos 5 and 7 at the lowest part of the street. The area is predominantly residential in character.

4.0 RELEVANT PLANNING HISTORY:

4.1 None.

5.0 HISTORY OF NEGOTIATIONS:

5.1 None

6.0 PUBLIC/LOCAL RESPONSE:

6.1 The application has been advertised through individual letters to neighbours.

6.2 Councillor Finnigan is concerned that this is a significant extension which will have a significant impact on the local community. A site visit is requested.

6.3 An objection has been received from the adjoining occupier, the main concerns are summarised below:

- The applicant requires access onto the adjoining property, especially the roof.
- The silver birch tree blocks out light and destroys flagging. The roots could impact on existing and future building work.
- No letter was received and no site notice posted

6.4 Morley Town Council. The rear extension, dormer and widened hardstanding are all acceptable. An objection is raised to the single storey extension due to the length of projection on the boundary. The depth is excessive, and this is underlined by the need for a roof lantern to get daylight to the inner depths of the ground floor.

7.0 CONSULTATIONS RESPONSES:

7.1 None

8.0 PLANNING POLICIES:

8.1 The development plan comprises the adopted Leeds Unitary Development Plan (Review 2006).

8.2 Local – Leeds Unitary Development Plan (Review 2006) Policies:

GP5: Gives advice in relation to new development stating that all new development should not have a detrimental impact on amenity.

BD6: Gives advice in relation to extensions to residential properties which states that extensions should respect the scale, form, detailing and materials of the original building.

8.3 Residential Design Aid 4 – Space About Dwellings – Distances to Trees.

9.0 MAIN ISSUES

- Streetscene
- Privacy.
- Overshadowing/Over dominance.
- Overdevelopment

- Highways
- Local objections.

10.0 APPRAISAL

Streetscene

- 10.1 The proposal involves an increase in roof height of approximately 200mm to accommodate the rear dormer. This will match the adjoining semi-detached property at no.7 and therefore no objections are raised. The velux roof light on the front elevation would not harm the character of the street.
- 10.2 The side extension would be set back 5m from the main front wall of the house and would have very limited impact on the streetscene. The front part of the extension facing onto the street has a pitched hipped roof, and is considered acceptable from a visual standpoint
- 10.3 The driveway would be widened to 6.23m width and the existing brick wall would be demolished and rebuilt. Some lawn and a short section of hedge would be lost to facilitate this. The concrete drive would be taken up and replaced with block paving or cobble pavers. Subject to suitable surfacing and rebuilding of the front boundary brick wall, no objections are raised. Other properties in the street have carried out similar drive widening schemes, including the adjoining bungalow at no.3.

Privacy

- 10.4 The majority of the new windows proposed face onto the garden area rather than neighbouring sites. One side facing en suite toilet window is proposed but it will be conditioned to be obscure glazed.
- 10.5 The other potential source of overlooking is from the first floor dormer and the balcony. However, this is a Juliete balcony which is fixed to the external face of the dormer to prevent an outside area being created which would overlook the adjoining garden. Subject to a condition controlling the balcony area, no objections are raised.

Overshadowing / Over dominance

- 10.6 It is considered that the rear of no.7 will not be dominated, despite a projection of 5.6m. This is because no.7 has a single storey extension which projects 2.8m close to the boundary. The single storey extension subject of this application will therefore project a further 2.8m into the rear aspect of no.7. Normally, a projection of 3.0m is considered acceptable, and therefore, at 2.8m, the projection falls within acceptable limits.
- 10.7 The single storey side extension projects approximately 3.5m into the rear aspect of no.3, but is set in 0.9m from the boundary and no.3 is set away over 2m the boundary with the application site. As the extension is single storey and a flat roof at it's rear section, there would be very limited overdominance or overshadowing.

Overdevelopment

- 10.8 The application represents a substantial increase in floorspace, approximately from around 80 sq m to approximately 150 sq m. However, the private amenity area to

the rear amounts to approximately 140 sq m. Normally the amount of private garden area should be 67% of the floor space of the dwelling, but in this case, the percentage is over 90%, and as such it would be difficult to sustain an argument that the proposal represents overdevelopment.

Highways

- 10.9 The drive length exceeds 10m, therefore two cars could park in tandem. In addition, a car could park to the side (in front of the house), and utilize the existing dropped crossing. No highway safety objections are raised.

Local Objections

- 10.10 An objection has raised regarding the issues of damage caused by a tree, access to neighbouring property and lack of notification, and these are addressed below.
- 10.11 A small silver birch, with limited canopy spread is located within the rear garden of the application property. It would be 5m from the proposed kitchen wall in the rear extension, and this distance accords with recommended guidance in respect of distances to trees. If there is any damage to adjoining property from root systems, this would be a private civil matter, and not a material planning consideration. The applicant has stated that there is no evidence of any damage caused by tree roots.
- 10.12 Similarly, any access required to the adjoining property would be a private civil matter and not a material planning consideration.
- 10.13 In respect of notification, this was carried out by letters to neighbours (including the objector) dated 28 May 2010. Comments were required to be submitted by 25 June 2010. When it was brought to the Council's attention that the letter had not been received, the period for representations to be submitted was extended to 1st July.

11.0 CONCLUSION

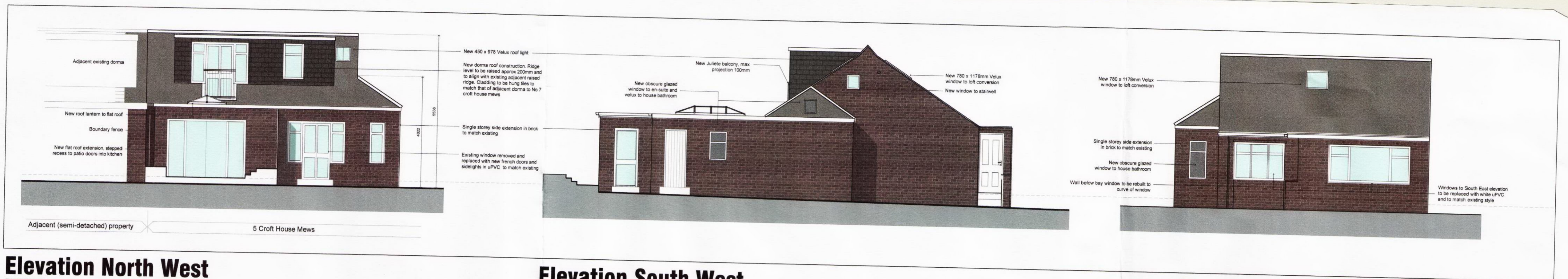
- 11.1 The extensions are considered to be in scale with the main bungalow and will preserve the character of the street whilst not harming the amenity of neighbouring residents. Therefore, on balance, approval is recommended.

12.0 Background Papers:

- 12.1 Application file.
Certificate A signed by the applicant declaring that all land is owned by applicant.

Notes

- New Extension comprising Loft conversion and ground floor alteration/extension
- All new external materials to match existing, dormer cladding to be hanging tile to match that of neighbouring dormer
- Ridge line to match adjacent height. Attached ridge has already been raised approx 200mm



Elevation North West

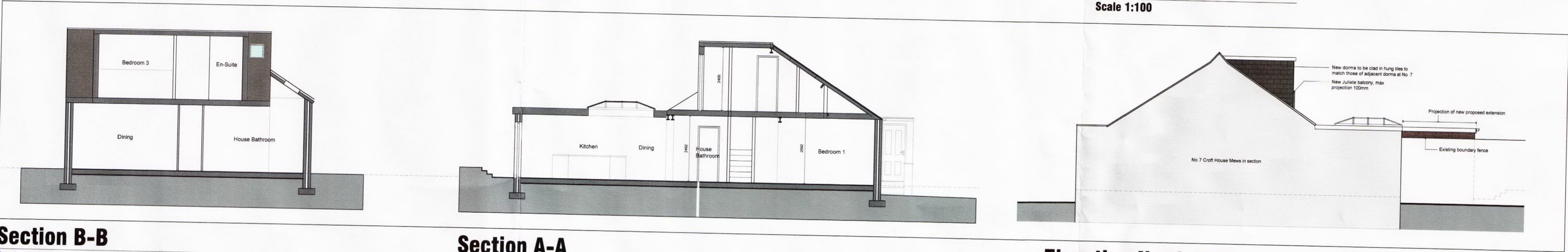
Scale 1:100

Elevation South West

Scale 1:100

Elevation South East

Scale 1:100



Section B-B

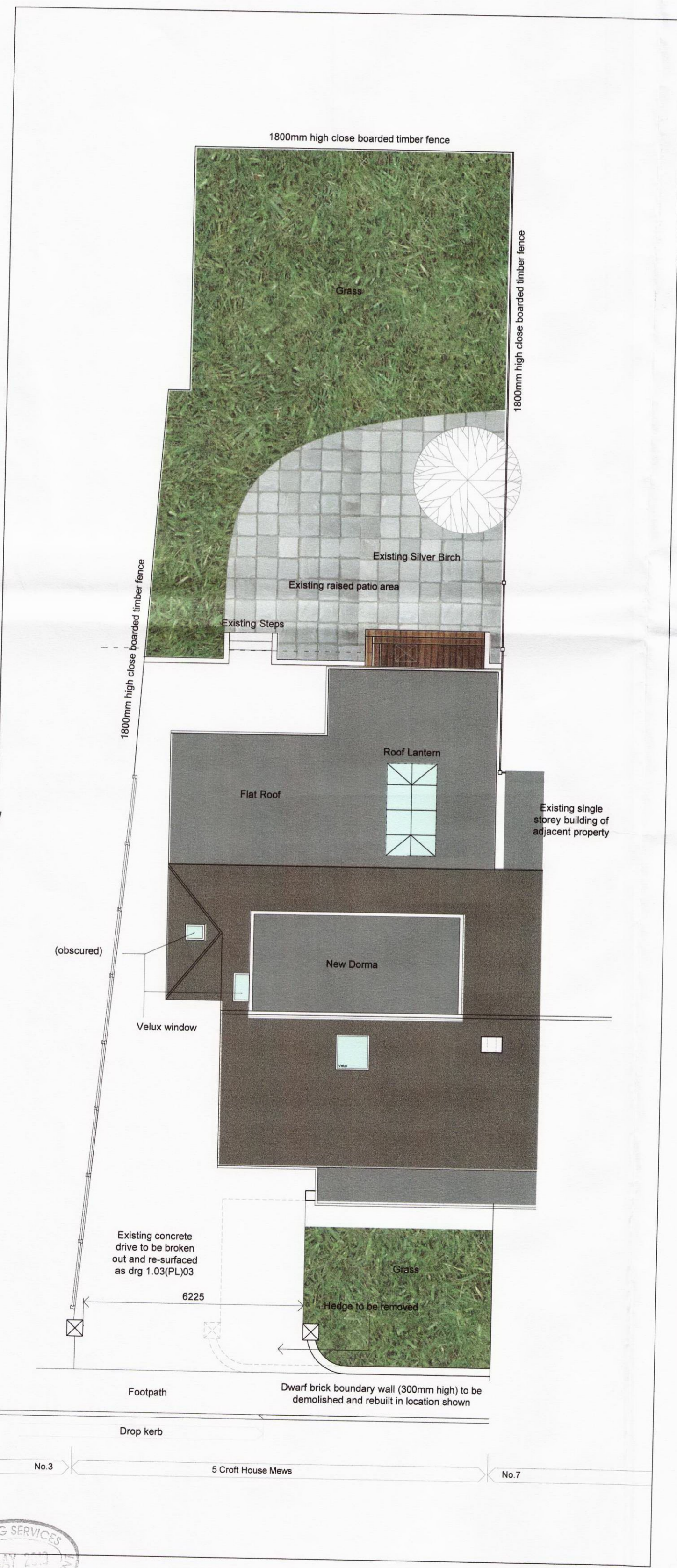
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Section A-A

Scale 1:100

Elevation North East

Scale 1:100



Site Plan

Scale 1:100



Ground Floor Plan

Scale 1:50



First Floor / Roof Plan

Scale 1:50

Notes
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Rev	Date	Initial
A	21.05.10	MRJ

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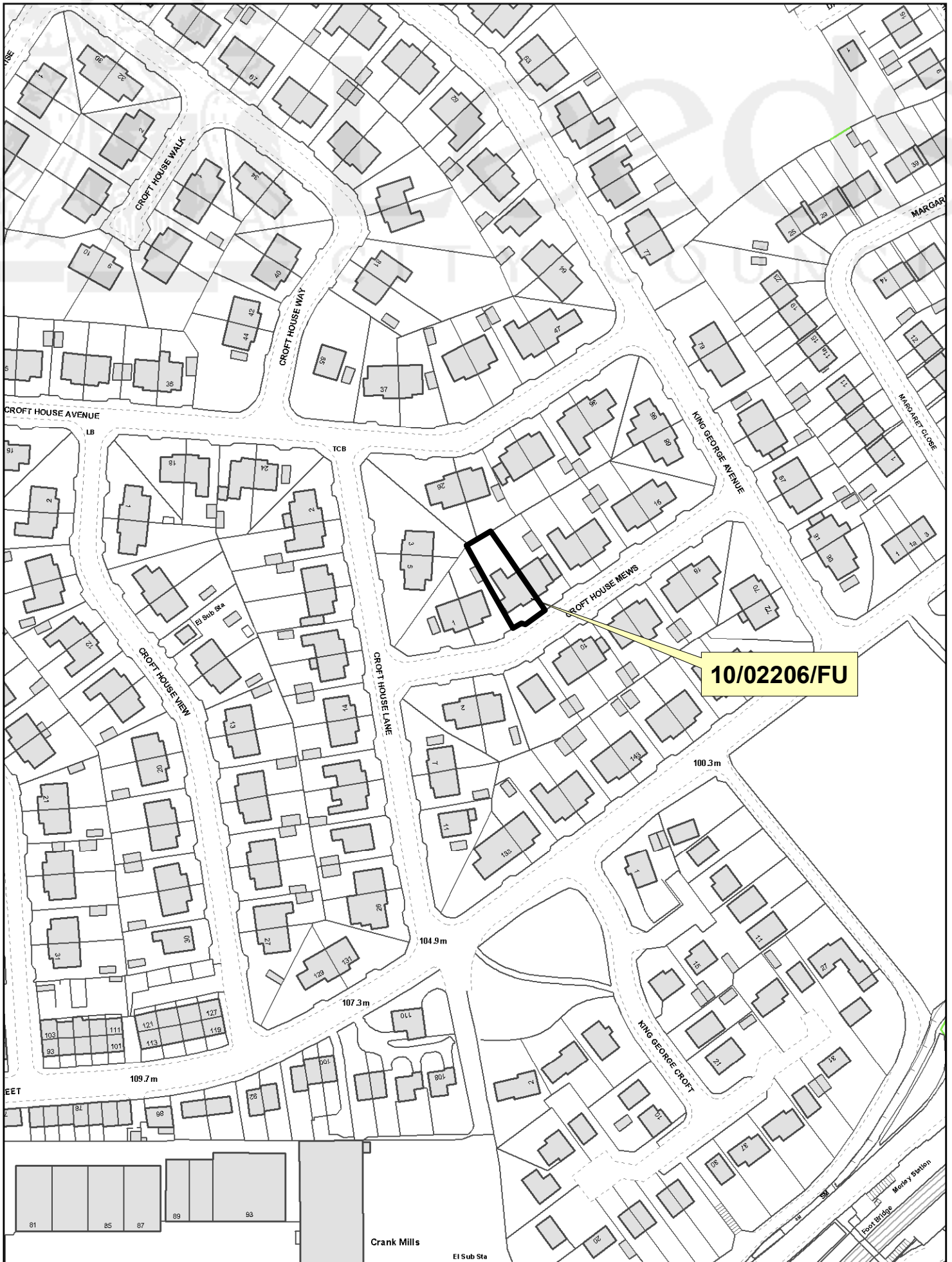
Client
Mr & Mrs Dove

Project
**5 Croft House Mews
Leeds
Loft Conversion & Single Storey
Extension**

Drawing description
Proposed

Drawing number
1.03/PL/002

Scale	As shown @ A1	Drawn	MRJ
Date	APRIL 2010	Checked	



EAST PLANS PANEL



Scale 1/1500

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