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Report of the Chief Planning Officer

PLANS PANEL EAST

Date: 5th August 2010

Subject: APPLICATION 10/02074/FU – Single storey extension to rear and new shopfront, roller shutters and access ramp to front of ground floor shop and change of use of existing first floor flat to 2 one bedroom flats, 13A Syke Road, Tingley

APPLICANT
S Sandhu

DATE VALID
06.05.10

TARGET DATE
01.07.2010

Electoral Wards Affected:
Morley South

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. Car parking to be laid out prior to first occupation
5. Boundary hedge to be protected during construction
6. Cycle parking to be provided and maintained
7. Bin storage area to be provided and retained
8. Roller shutters to be colour coated
9. Post box to be relocated prior to first occupation.
10. No side windows to be inserted in the side elevations.
11. Details of a sound insulation scheme.

Details of conditions to be deferred and delegated to Officers.

Reasons for Approval: The extensions and flats are in scale with the shop 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, T2 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 Elliott who is concerned that there are parking issues with this proposal. Officers have been back to local Members and asked if Members would reconsider in the light of the comments from Highway officers. Councillor Finnigan in response has requested the application comes to Panel due to concerns that the present accommodation is a family home and will be replaced by two one bed flats which will encourage a transient population and where there is already an over provision in Morley and that parking problems persist regardless of the theoretical suggestions of increased parking opportunities.

2.0 PROPOSAL:

2.1 The application is for (i) a single storey extension to rear, (ii) two storey extension to side, (iii) access ramp to front, (iv) external roller shutters to front, and (v) conversion of the flat into two one bedroom flats.

2.2 The rear extension would project 4.5m at ground floor, across the full width of the rear of the property (10.5m), and would be constructed in brick with a lean-to roof. The extension would be 7.5m from the boundary with No.13 and 9m from the site boundary to the south-east. The rear wall of the extension would be 14m from the rear boundary. This extension would provide an enlarged post office, rest room and store.

2.3 The two storey side extension would project 1.3m to the side and would be 6m deep, and would be constructed in brickwork and hipped roof to match the existing. The extension would provide a covered staircase to the first floor flats.

2.4 The ramp to the front of the shop would be 1500mm wide with handrails. The ramp would require the relocation of the existing post box.

2.5 The roller shutters would be external, the box to be concealed behind the painted signage panel. The non-solid shutters would have polycarbonate inserts and would be powder coated.

2.6 The existing first floor flat would be converted into 2, one bedroom flats, to be accessed by the new staircase as outlined above.

2.7 The proposal involves the demolition of outbuildings to the side of the property and laying out of three parking spaces, with tandem parking available to the front of these spaces.

3.0 SITE AND SURROUNDINGS:

3.1 The application site relates to a modest detached two storey shop with flat over, constructed in brick and concrete roof tiles. A forecourt area to the frontage allows parking and access.

3.2 The application site is surrounded by mainly semi-detached housing. No.13, abutting the site to the north-west is a semi-detached house, set down approximately 1m lower than the application site and is separated from the application site by a mature hedge. Pairs of semi-detached houses abut the south eastern boundary.

4.0 RELEVANT PLANNING HISTORY:

4.1 23/488/03/OT - Outline application to erect one 3 bedroom detached dwelling house on land adjoining the shop – withdrawn October 2003.

5.0 HISTORY OF NEGOTIATIONS:

5.1 Revised plans were submitted which enclose the staircase in brickwork, in the interests of the appearance of the building and to prevent overlooking of properties to the side. Further revisions improve the gradient of the ramp to the front, and involve the relocation of the post box adjacent to the shop entrance.

6.0 PUBLIC/LOCAL RESPONSE:

6.1 The application has been advertised through site notices on 14 May 2010. The revised plans were also advertised by site notices dated 16 June 2010.

6.2 Councillor Elliott has requested the application be brought to Panel “as it is a controversial application and there are parking issues”.

6.3 One letter of objection is on the grounds that as a licence has been granted for the sale of alcohol, this will generate more traffic over longer hours, which will result in greater car movements, causing inconvenience and blocking drives. A local ward member (Councillor Finnigan) has been approached with view to a “Keep Clear” box to be painted on Syke Road on two drives.

7.0 CONSULTATIONS RESPONSES:

7.1 Highways – no objections, subject to conditions

7.2 Neighbourhoods & Housing – no objections, subject to conditions

8.0 PLANNING POLICIES:

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

8.2 Leeds Unitary Development Plan (Review 2006) Policies:

Leeds Unitary Development Plan Review – the site is unallocated

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.

T2: resolution of detailed highway safety considerations.

T24: parking guidelines.

9.0 MAIN ISSUES

- Highways
- Streetscene
- Privacy.
- Overshadowing/Over dominance.
- Local shopping

10.0 APPRAISAL

Highways

- 10.1 In accordance with UDP Guidelines the maximum parking provision for the existing shop is 3 spaces for customers and 1 for staff, which would increase to 4 spaces for customers and 2 for staff with the proposed extension giving a requirement for 2 extra spaces in accordance with the UDP guidelines. The UDP Guidelines for the conversion from a two bedroom flat to 2 one bedroom flats would remain the same at 2 car parking spaces. The maximum provision therefore, could be existing 6 spaces; proposed 8 spaces.
- 10.2 At the moment, it would be expected that the site can accommodate two vehicles down the side of the property (i.e. 1 in the garage and 1 adjacent to the garage), approximately 2 to 3 vehicles on the forecourt and a space on the Syke Road frontage A total of 6 spaces. As part of the proposals the garage is to be demolished and 3 spaces provided at the side of the property, increasing the available parking spaces by 1 space to a total of 7 spaces.
- 10.3 It is considered that the property is a local shop and tends, in the main, to serve the local catchment area and passing trade, it is considered that the improvements proposed are acceptable in highway terms and would find it difficult to justify a reason for objecting to the proposals on highway safety grounds.
- 10.4 Independent of this application, Traffic Management are currently considering a request from Councillor Finnigan to provide Keep Clear Carriageway markings on the driveways of two of the adjacent residential properties.

Streetscene

- 10.5 The two storey side extension would be constructed in matching materials and would be set back by 150mm from the front main wall. The extension would be subservient to the main shop building and the roof line would match that of the existing building. The extension would enclose the staircase up to the first floor flats, and the walling would be preferable to an open external staircase.
- 10.6 The other main impact on the streetscene is the provision of a ramp to the front entrance. The ramp is relatively small scale. Due to existing sloping topography, a ramp can be accommodated within a relatively short length without materially impacting on the street.

Privacy/ residential amenity

- 10.7 No windows are proposed in the end elevations except for a toilet window, which is likely to be obscured glazing. A door to the store room is also proposed to the flank elevation facing No.13 but this is unlikely to cause a loss of privacy.
- 10.8 The rear extension is set in from the side and rear boundaries by at least 7.5m to any boundary and is single storey only. It would not dominate any surrounding property.
- 10.9 Three parking spaces would be located adjacent to the boundary with No.13. The space immediately adjoining the boundary would abut a driveway and garage and mature hedge, which would protect the residential amenities of the occupiers of the dwelling.
- 10.10 The Environmental Protection Team has commented that there may potential for noise disturbance from activities in the shop to occupants of the new flats. A condition requiring a sound insulation scheme is necessary.

Local Shopping

- 10.11 The shop provides for day-to-day shopping needs of the immediate surrounding community, and plays an important role both economically and socially in the local community. Furthermore it is likely to reduce the need to travel by car and thus reduce carbon dioxide emissions. It is considered that the proposal would maintain and enhance local shopping provision, and can be supported in principle.

11.0 CONCLUSION

- 11.1 The extensions and flats are in scale with the shop 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. Therefore, approval is recommended.

12.0 Background Papers:

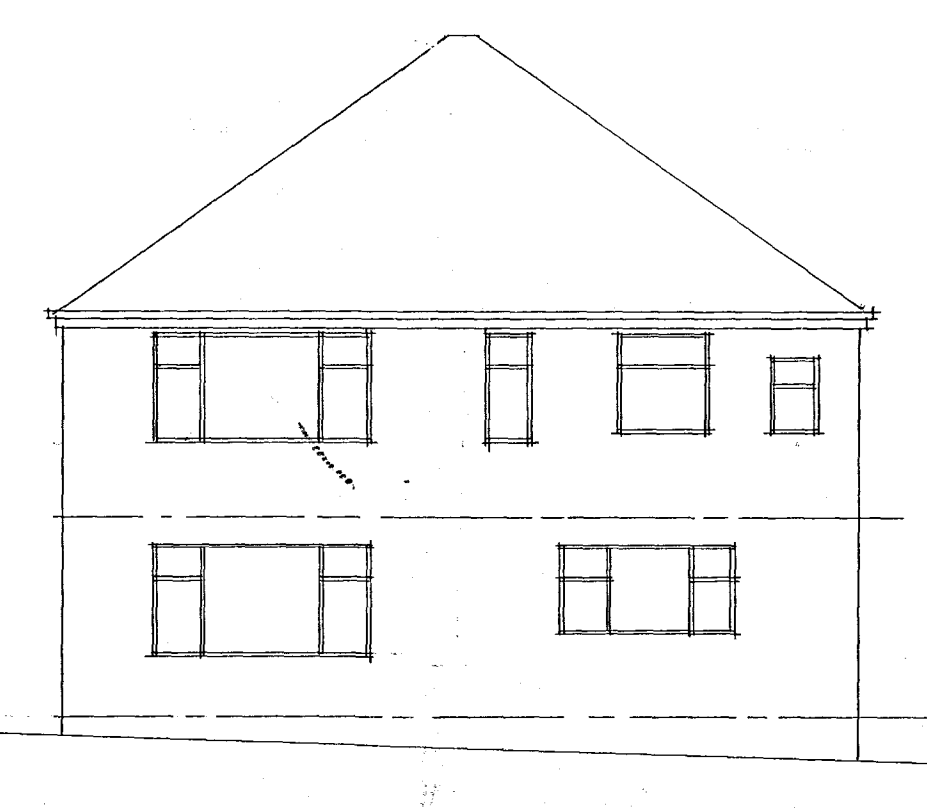
- 12.1 Application file.
Certificate A signed by the applicant declaring that all land is owned by applicant.

LEEDS CITY COUNCIL
Please refer to Decision Notice
8 - JUL 2010
REVISED

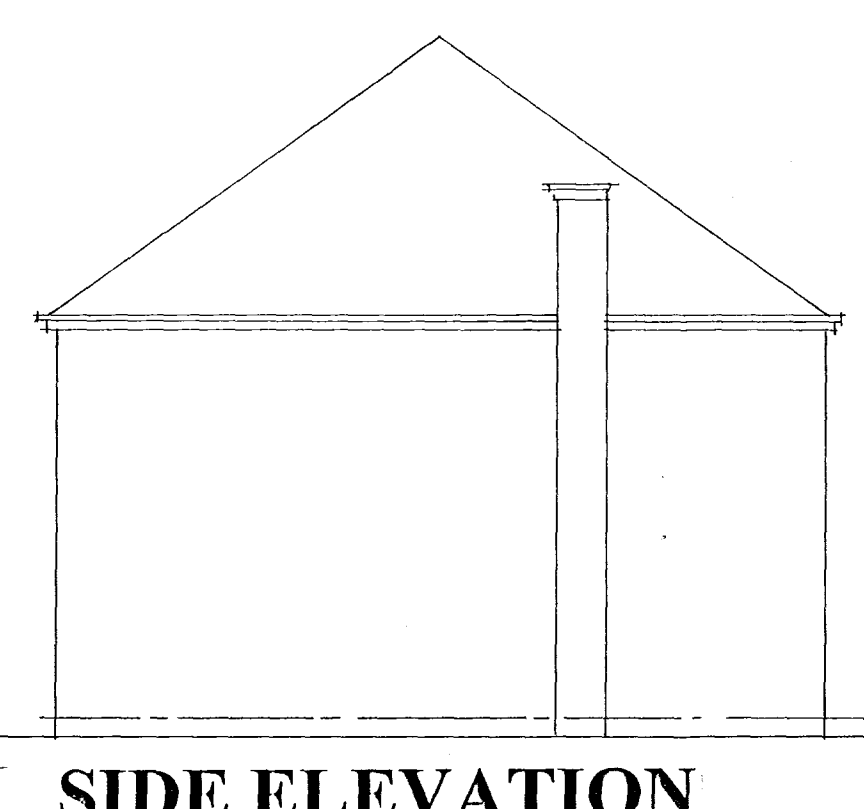
The changes shown on this plan do not need further public comment



SIDE ELEVATION



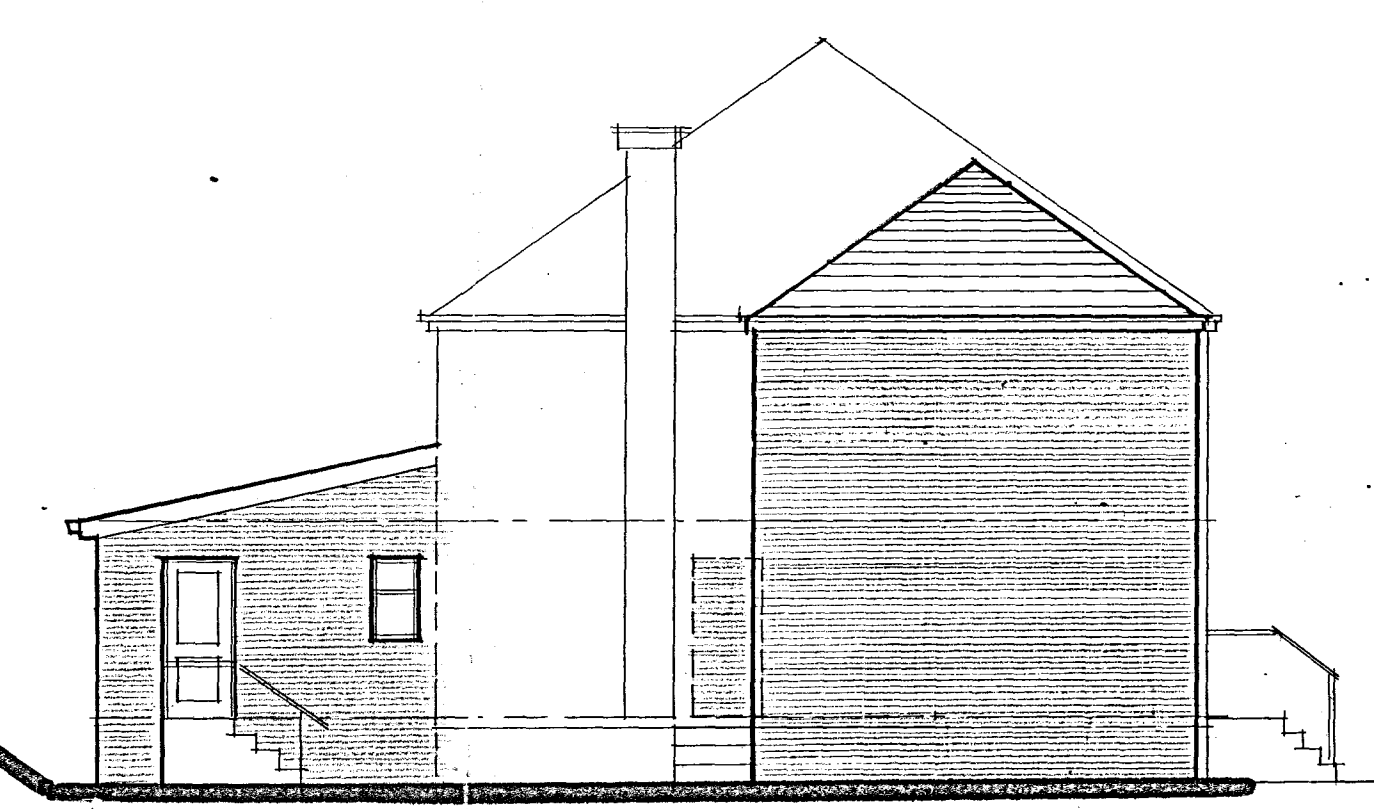
REAR ELEVATION



SIDE ELEVATION



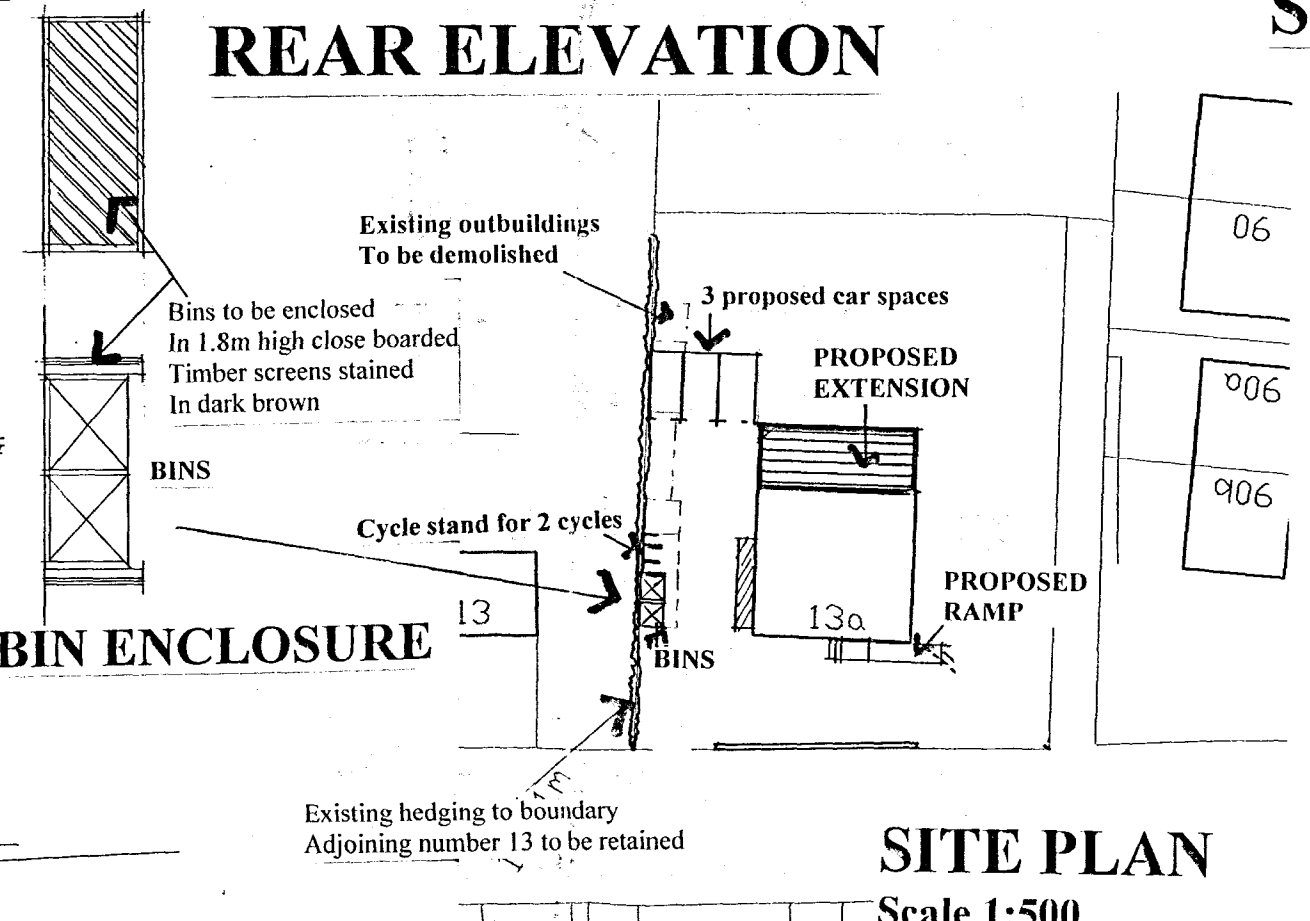
FRONT ELEVATION



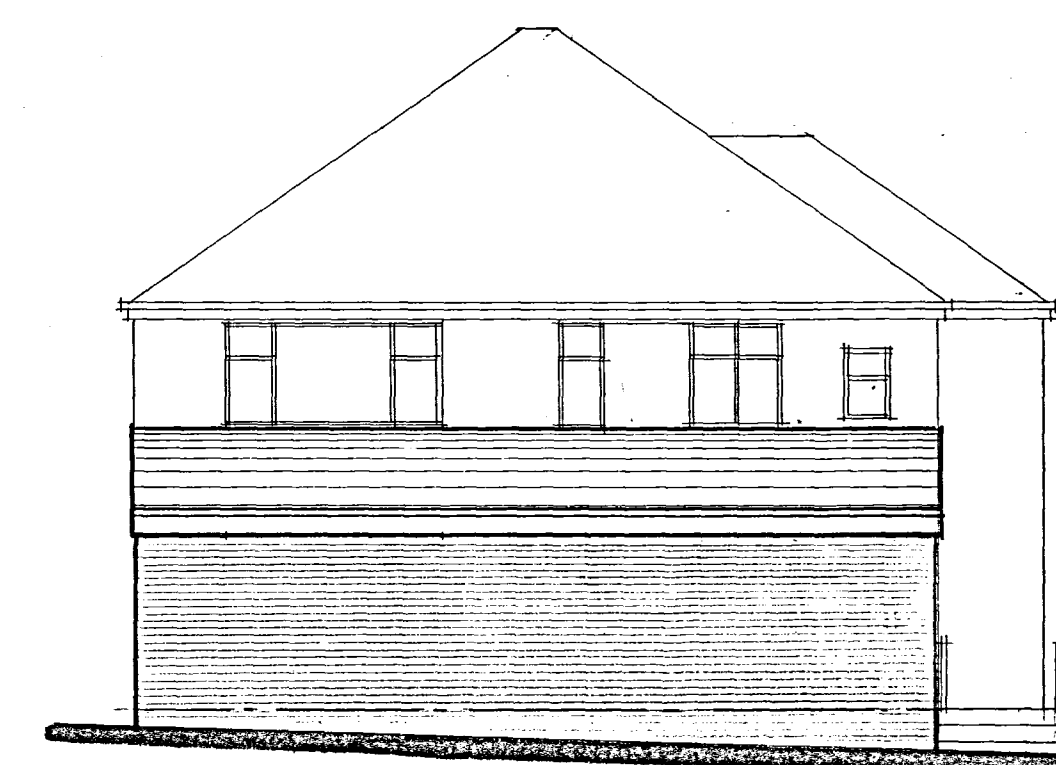
SIDE ELEVATION



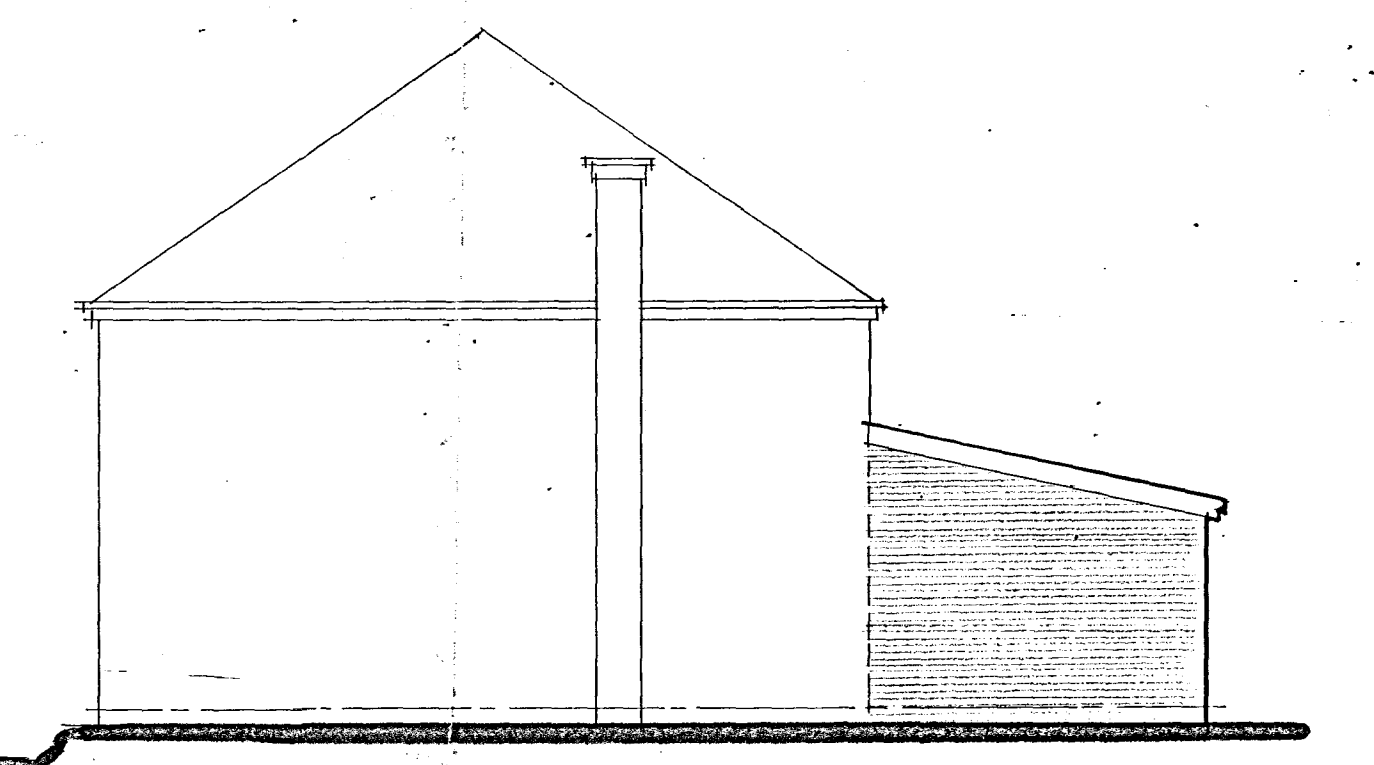
FRONT ELEVATION



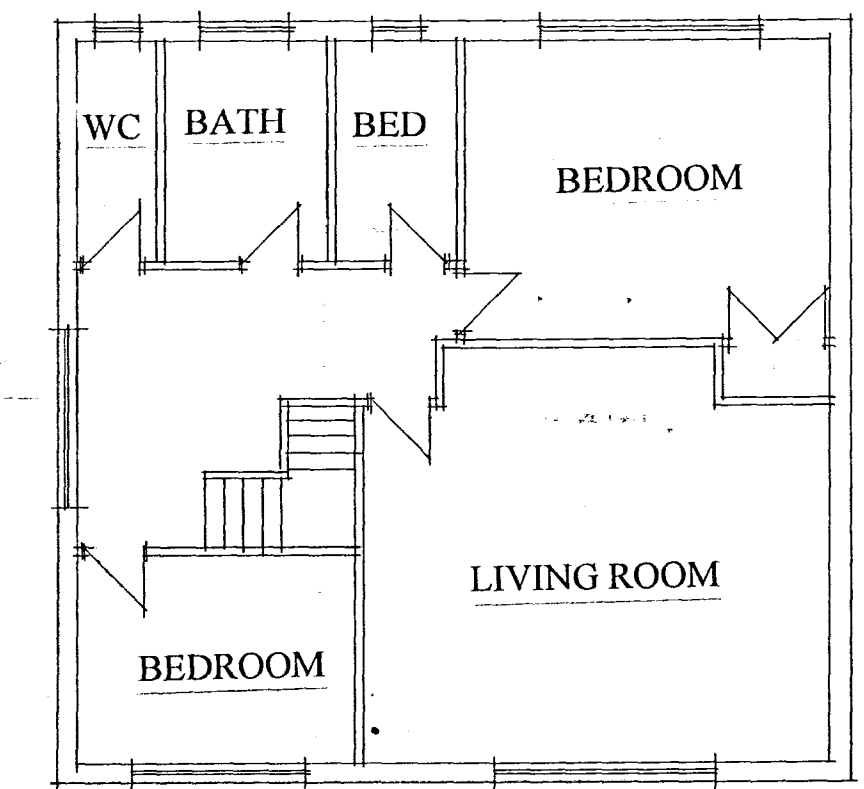
SITE PLAN
Scale 1:500



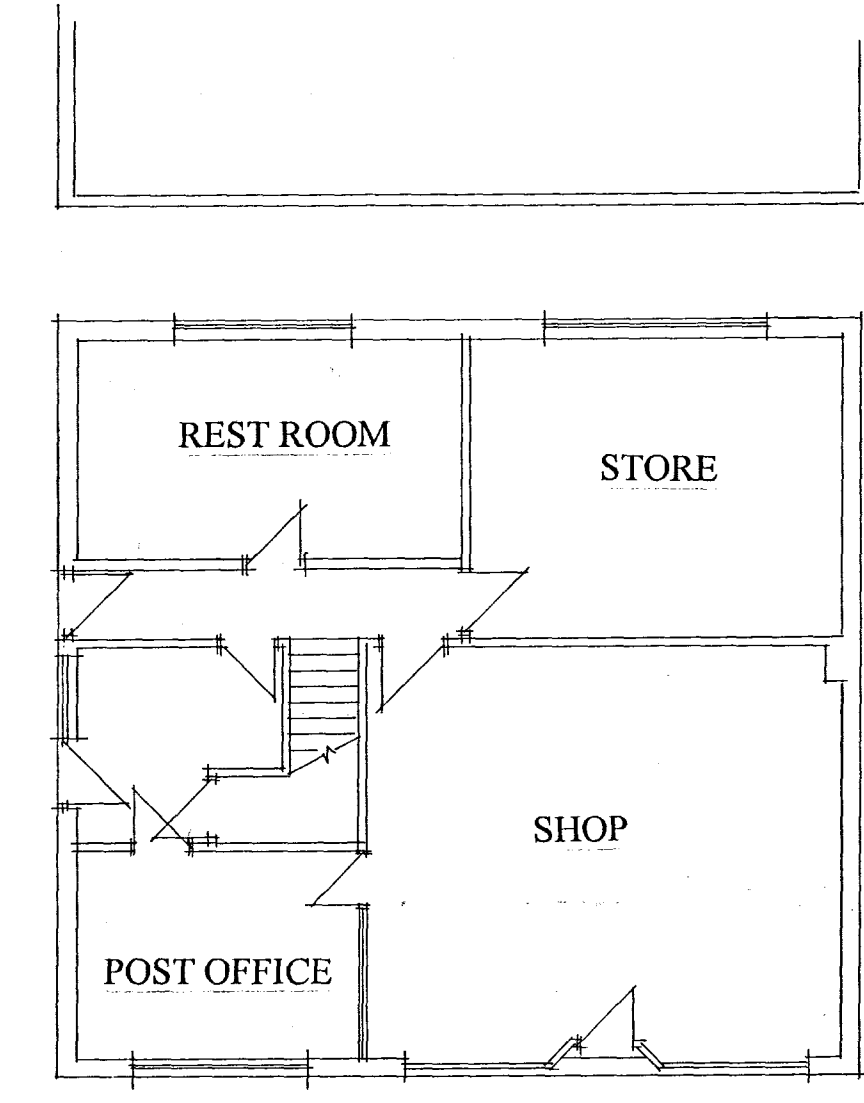
REAR ELEVATION PROPOSED



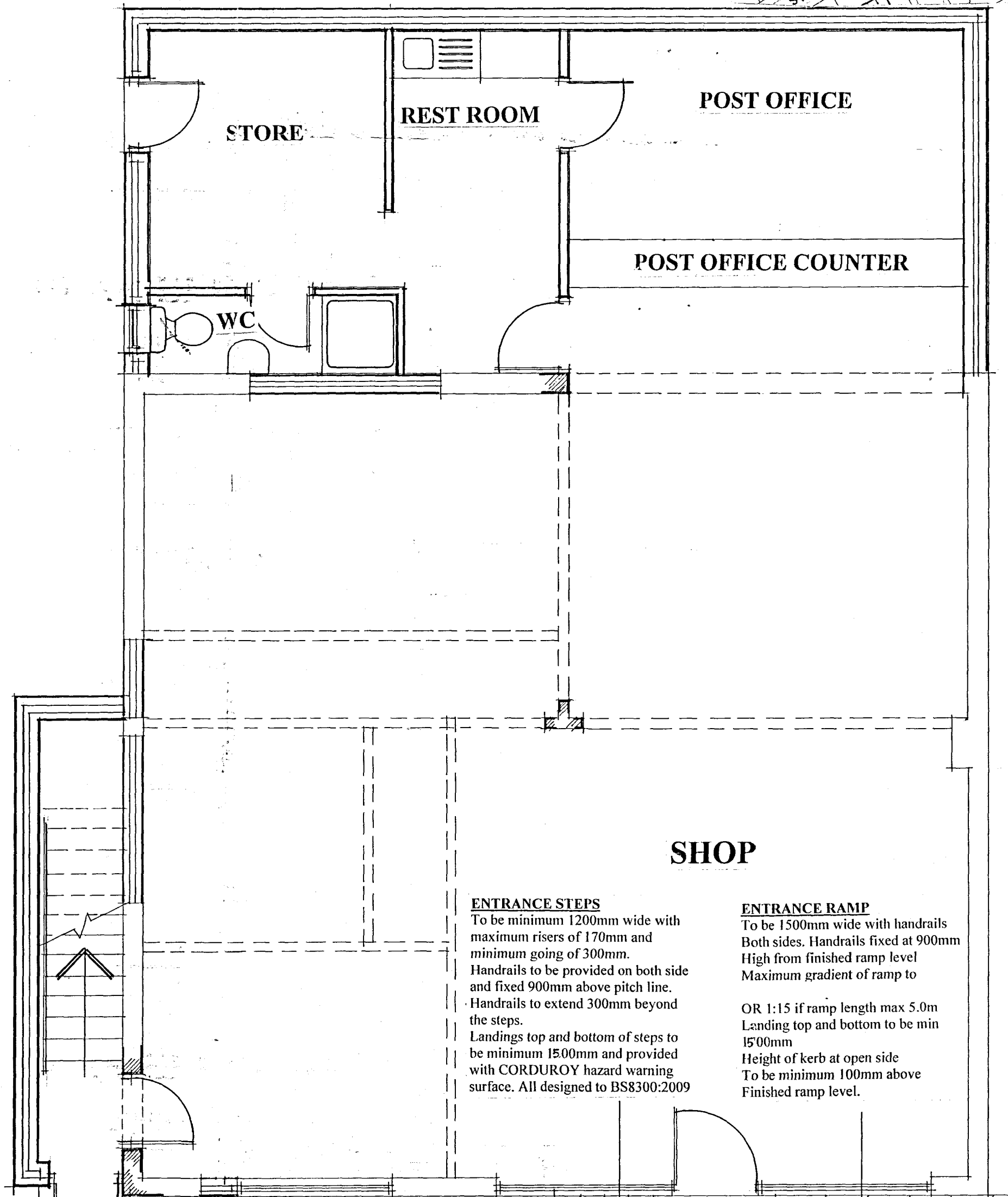
SIDE ELEVATION



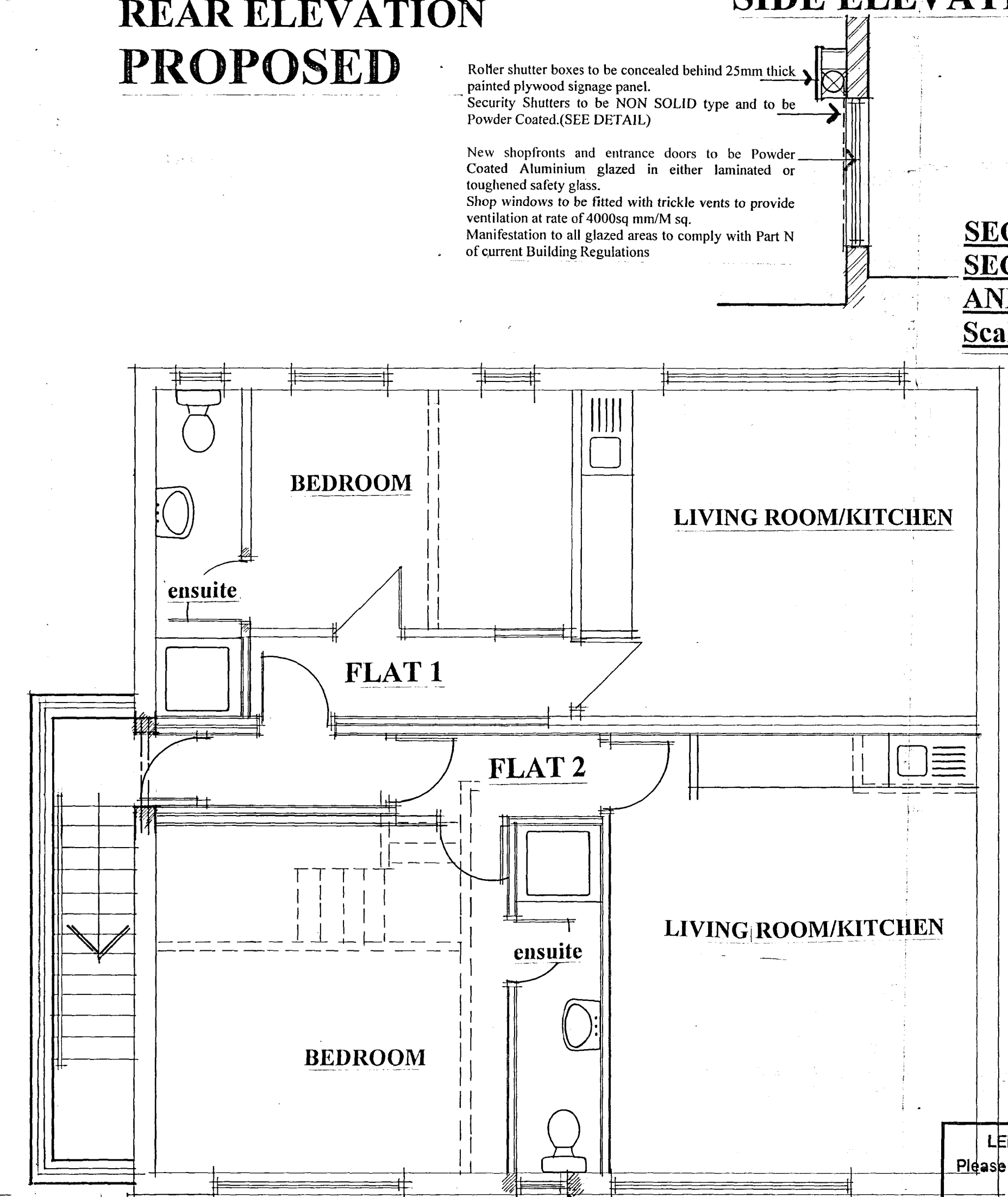
FIRST FLOOR PLAN



GROUND FLOOR PLAN EXISTING



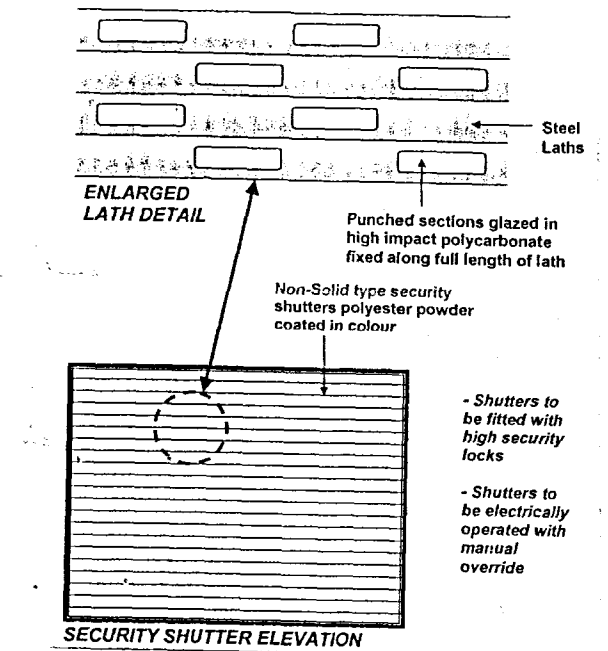
GROUND FLOOR PLAN PROPOSED



FIRST FLOOR PLAN

Roller shutter boxes to be concealed behind 25mm thick painted plywood signage panel.
Security Shutters to be NON SOLID type and to be Powder Coated (SEE DETAIL)
New shopfronts and entrance doors to be Powder Coated Aluminium glazed in either laminated or toughened safety glass.
Shop windows to be fitted with trickle vents to provide ventilation at rate of 4000sq mm/M sq.
Manifestation to all glazed areas to comply with Part N of current Building Regulations

SECTION THRO SECURITY SHUTTER AND SHOPFRONT
Scale 1:50



REV B JULY 2010
Planning and access officers requirements added
REV A MAY 2010
FIRST FLOOR STAIRS RELOCATED EXTERNALLY.
Please note these drawings are for Planning and Building Regulation purposes only.

NOTE:
The contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before works commence.

All drawings must be read with and checked against any structural or other specialist drawings provided.
All works to comply with British Standards, Codes of Practice, current Building Regulations and carried out to the satisfaction of Building Inspector. All materials to comply with the relevant British Standards

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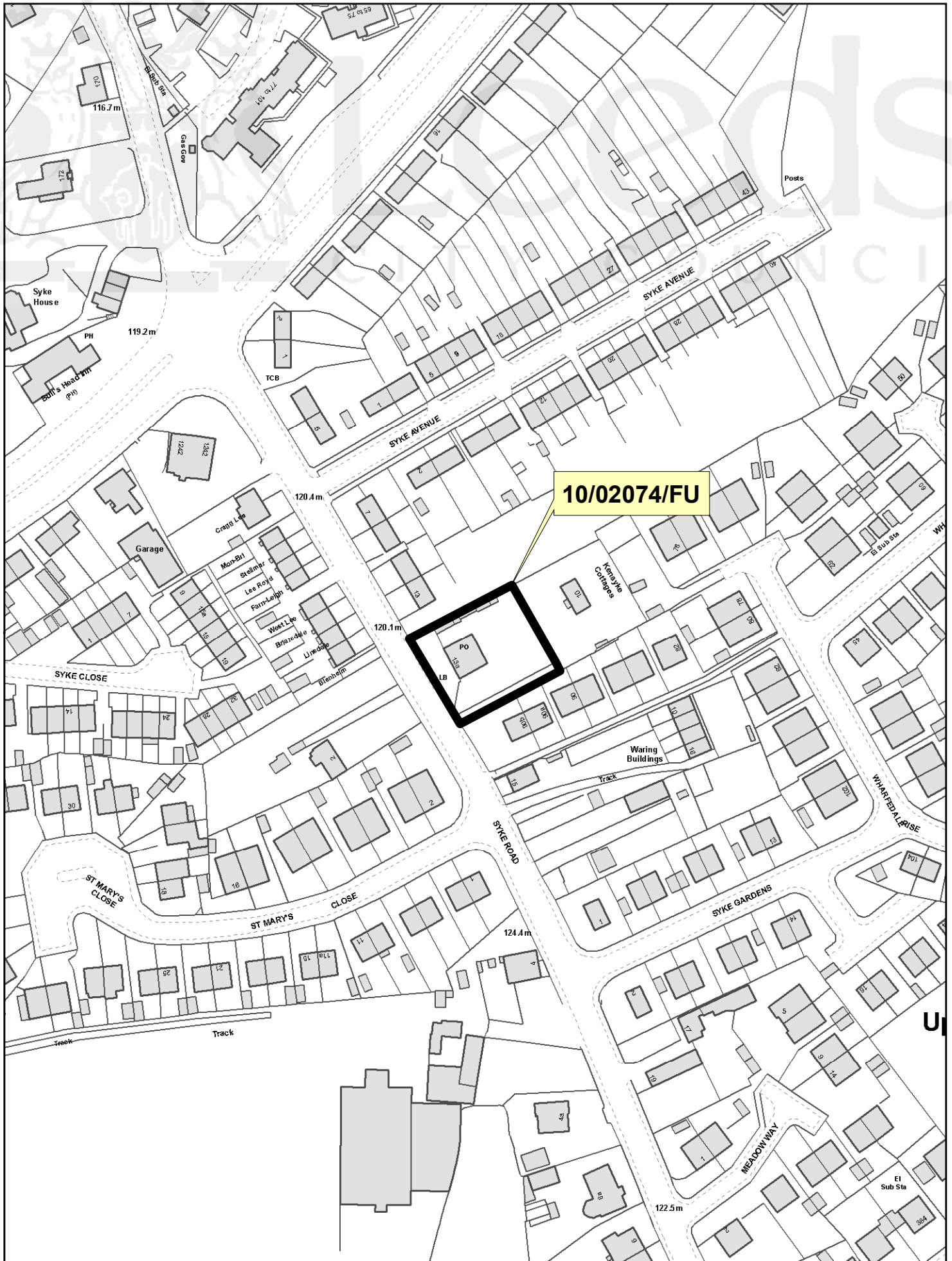
Client:
MR S SANDHU

Project:
PROPOSED ALTERATIONS & EXTENSION & CHANGE OF USE AT 13A SYKE ROAD TINGLEY WAKEFIELD WF3 1BP

Drawing:
EXISTING & PROPOSED FLOOR PLANS AND ELEVATIONS

Scale: 1:50 & 1:100
Date: DEC 2009
Drawing No: 1648/01A/B

LEEDS CITY COUNCIL
Please refer to Decision Notice
8 - JUL 2010
REVISED



EAST PLANS PANEL

