



Report of the Chief Planning Officer

PLANS PANEL EAST

Date: 25th November, 2010

Subject: APPLICATION 10/04232/FU - Detached two storey annexe accommodation with attached garage and car port to side at Applegarth, Orchard Drive, Linton, LS22 4HP.

APPLICANT
K Geddes

DATE VALID
11.10.2010

TARGET DATE
06.12.2010

Electoral Wards Affected:
Harewood

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 following conditions:

1. Development permitted shall be begun before the expiration of three years from the date of this permission.
2. The external walling and roofing materials shall match those of the existing dwelling
3. The proposed rear facing bathroom and kitchen window shall be glazed with obscure glass and maintained thereafter as such.
4. Planning permission shall be obtained before any further windows are inserted in the rear elevation of the proposed annexe.
5. The building shall be occupied as an extension to the existing dwelling only, and shall not form a separate dwelling unit.

Reasons for Approval: The application proposal is not considered to cause to the harm to the character or visual amenities of the area, nor is it considered to be harmful to neighbouring amenity through dominance, overshadowing or overlooking. The development is therefore considered to comply with policies GP5 and BD6 of the Unitary Development Plan.

1.0 INTRODUCTION:

- 1.1 The application is reported to Panel for determination with a request for a site visit at the request of Councillor R Procter due to concerns regarding overlooking and dominance, as well as its impact on the immediate streetscene.

2.0 PROPOSAL:

- 2.1 The applicant seeks permission for a detached garage (including carport situated on the northern side closest to the highway constructed using a polycarbonate roof) that is connected to a two storey annex. The layout is dictated by the level difference on site and from the north the garage is single storey measuring 3.2m in width, 6.1m in length and 4.2m in height. The annex, attached at the rear of the garage is wider (5.6m) and the structure measures a total of 8.8m in length. At the rear the structure measures 6.6m in total and the accommodation is split on two levels. Windows face to the south and east, some of which are obscure glazed.

3.0 SITE AND SURROUNDINGS:

- 3.1 The application site consists of a detached dwelling set in good sized grounds with a detached garage / shed in the northern corner. The house is a unique design in the area as the properties on Orchard Drive are widely spaced and individual. The levels change significantly as the ground falls from north to south. This results in the existing garage being single storey on the northern side but when viewed from the south the shed / greenhouse that is connected to it is set considerably lower, almost two storeys in height. Boundary treatment around the site consists of fencing and hedging though due to the level difference the neighbouring properties can still be viewed from certain sections of the site.

The site abuts but is not within the Linton conservation area.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 09/05442/FU - Detached double garage and two storey annexe accommodation to side with first floor veranda with 1.050m - 1.8m timber screen to side and rear (withdrawn).

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 This scheme follows a previous application for a larger garage and annexe accommodation that was withdrawn as it could not be supported. Following pre application discussions the detached building has been reduced significantly, the details of which are addressed in the report below. The new smaller annexe satisfies planning policy and can now be supported.

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 Collingham & Linton Parish Council – Objection
Development might lead to the annexe accommodation being used as a separate dwelling. Windows for the annexe overlook the neighbouring property which will impact on its privacy. Its design is regarded as being out of keeping with other properties in the locality with a detrimental impact on neighbouring properties and the Linton Conservation Area,

- 6.2 Five letters of objection have been received from neighbouring residents. The main concerns include:
- Could lead to a separate dwelling
 - Windows on south elevation overlook
 - Building too large
 - Design not in keeping with the conservation area
 - Will impact on drainage
 - Increase traffic / vehicles

7.0 CONSULTATIONS RESPONSES:

7.1 None.

8.0 PLANNING POLICIES:

8.1 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.

9.0 MAIN ISSUES

- Townscape / Design and Character.
- Privacy
- Overshadowing / Dominance.
- Representations

10.0 APPRAISAL

Townscape / Design and Character.

- 10.1 The detached annexe is a replacement for an existing double garage and a small collection of outbuildings. It will sit in the same position in the northern corner of the site and when viewed from the streetscene will have little additional impact. Indeed the design of the new building is an improvement aesthetically, the new garage having a slate roof (rather than being flat) and matching stonework to the original dwelling. Also it is set further into the site than the original, primarily because the garage section of the building is now only a single rather than double resulting in the front wall of the building being set further into the site by 2m. In front of this is a car port, a simple structure that will not detract from the style of the garage in this case creating little additional mass. Facing the highway is a blank gable as the garage door is set on the side, as no windows or door is in place it will not appear as a separate dwelling, something that would not be suitable in this location.
- 10.2 To the side and rear the annex has also been reduced in size from the original scheme though it is acknowledged that it will be larger than the existing buildings. Due to the steep slope of the site the annexe is set on two levels as this is the most practical way to create additional accommodation. In order to keep the ridgeline level the rear section measures 6.6m in height allowing for a lower ground floor. Splitting the accommodation reduces the floor area and results in the annexe being only 5.5m in width (excluding the garage) and keeps the building compact.

Privacy

- 10.3 The annexe contains three windows in the rear elevation facing South. As the site is on a slope the building is higher than the neighbouring properties and gardens that adjoin the site. In order to minimise potential overlooking the first floor window is obscure glazed and will be conditioned to be top opening, a further rooflight is also set high enough to have no impact on privacy. At ground floor the bathroom window is obscure glazed. The remaining side bedroom window is set in the corner of the room and is not considered to be in a position that affords a generous amount of views. It is over 14m away from the boundary, nearly double the 7.5m distance usually required to alleviate overlooking. As it is positioned on the lower ground floor it is not anticipated to be detrimental on neighbouring amenity in this case.

Overshadowing / Dominance.

- 10.4 Due to the orientation of the site, location of the applicant's property and the scale of the development, there will be no detrimental overshadowing. The building is set behind the neighbouring garage and this significantly reduces its impact on the closest site to the west. To the rear a distance of over 14m is left to the boundary and this distance is considered adequate despite the building being a full two storey structure when viewed from the rear.

Representations

- 10.5 Five letters have been received from neighbouring residents, the main concerns relating to size and amenity issues have been addressed in the report above. The building does not form a separate unit, nor would it be appropriate for a new unit in the future and its use as an ancillary building will be conditioned. Issues regarding drainage and further traffic are not considered reasons for refusal in this instance.

11.0 CONCLUSION

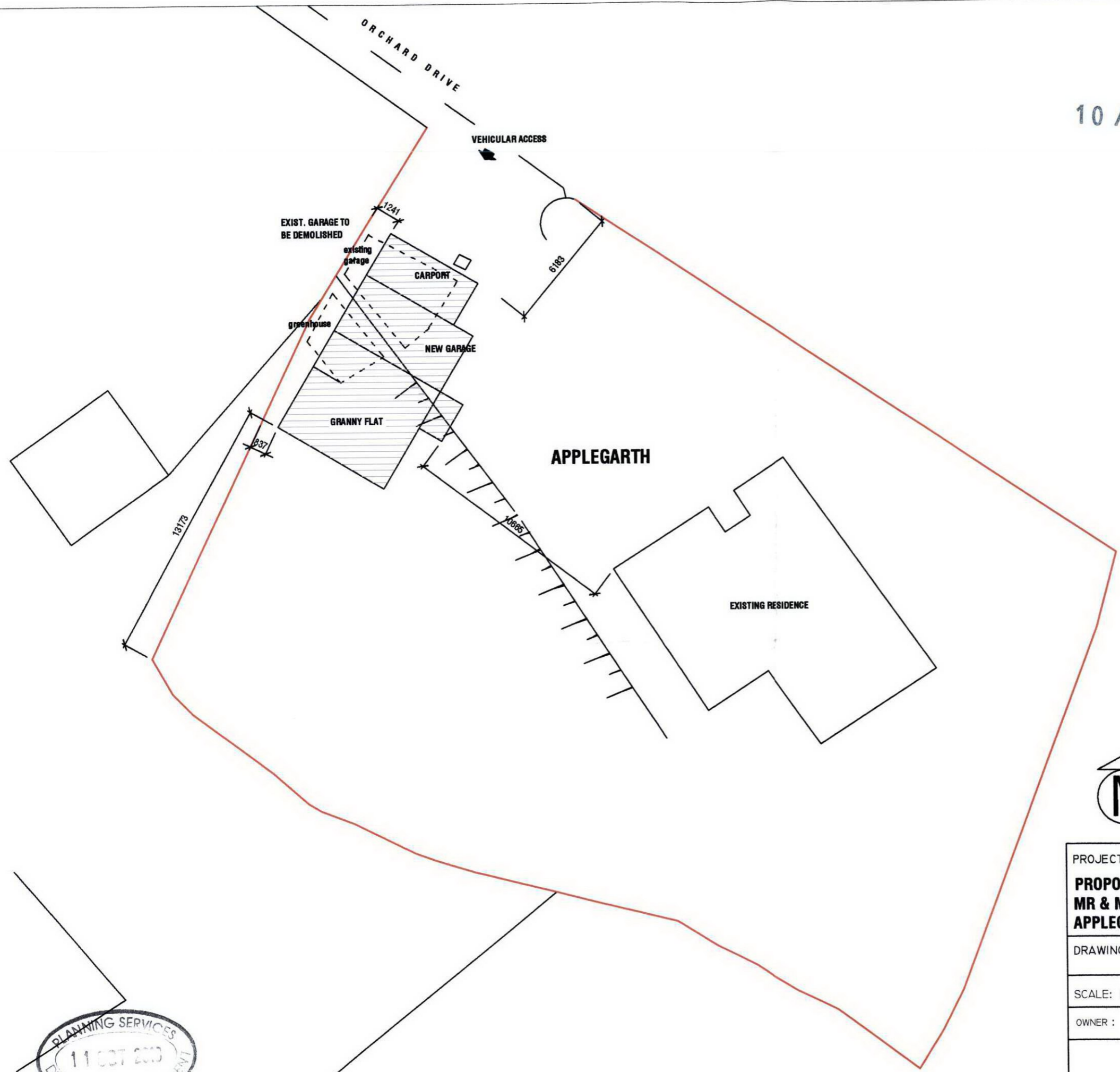
- 11.1 Consideration has been given to all material planning considerations and it is considered that the annexe and garage is in scale with the application property, is of an appropriate design and no harm to residential amenity results. It is recommended that planning permission be granted.

11.0 Background Papers:

Application and history files.

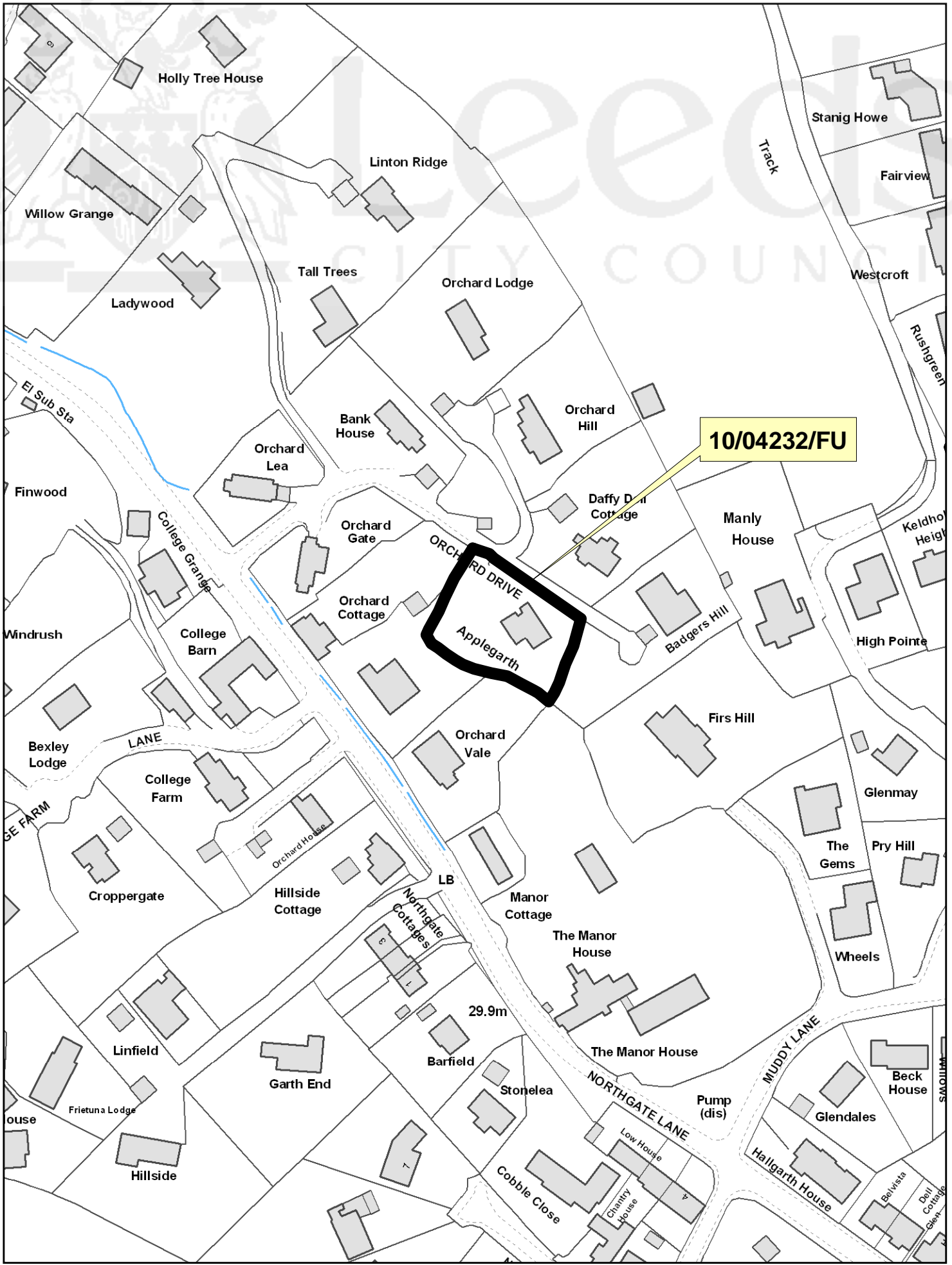
Certificate A signed by the applicant declaring that all land is owned by applicant.

10/04232



PROJECT TITLE		
PROPOSED ONE BEDROOM GRANNY FLAT MR & MRS K GEDDES APPLEGARTH, ORCHARD DRIVE, LINTON. LS22 4HP		
DRAWING TITLE 1:200 SITE PLAN		
SCALE: 1:200	DRAWN: CAROL PETTIFAR	DRAWING NO:
OWNER :	DATE : 20/11/09	G009/1/ 3
CAROL PETTIFAR DESIGN		
2 Hillcroft Farm Cottages, Kirkby Lane, Sicklinghall, Wetherby. LS22 4BP Tel: 01937 585221 Mobile: 0788 551 9766 Email: davecarol@pettifar.fsworld.co.uk		





EAST PLANS PANEL