



Leeds
CITY COUNCIL

Originator: Matthew Walker
Tel: 0113 247 8000

Report of the Chief Planning Officer

PLANS PANEL WEST

Date: 03.03.2011

Subject: APPLICATION 10/05134/FU: Part two storey part single storey side extension to 13 Sunnybank Lane, Thornbury, Bradford

APPLICANT
Dr Khalim Siddiqui

DATE VALID
23.12.2010

TARGET DATE
17.02.2011

Electoral Wards Affected:

Calverley & Farsley

Y

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:

Conditions

- (i) Time limit: 3 years
- (ii) Plans to be approved
- (iii) Matching materials
- (iv) No insertion of windows to side elevation and first floor rear extension and rear ground floor window to be obscure glazed
- (v) Bat Survey

Reasons for approval: The extension is considered to be a proportionate addition and appropriately designed, it is not considered to have a detrimental impact on neighbouring residents, street scene or to produce any problems of highway safety. The application therefore complies with policies BD6 and GP5 of the Leeds Unitary Development Plan Review 2006, having regard to all other material considerations, and as such the application is considered acceptable.

1.0 INTRODUCTION

1.1 The application is brought to Plans Panel due to the request of the local ward Member, Councillor Andrew Carter who objects on the basis that the extension will have a detrimental impact upon the local street scene.

2.0 PROPOSAL

2.1 The application under appraisal relates to the introduction of a two storey side extension, of 3 metre outer projection, recessed 200mm from the front elevation of the original house and set 6 metres in length. The extension is proposed to form a bedroom with a living room beneath. The extension is proposed to feature a hipped roof above, with an eaves height of 5.2 metres and a ridge height of 7.5 metres. The applicant proposes the employment of stone walling with a slate roof.

2.2 To the rear of this extension, a single storey extension with mono pitched slate roof above is proposed. This extension is proposed with a 1.5 metre depth, 2.5 metre width, eaves height of 2.9 metres and ridge height of 4 metres. The materials proposed are once again to match the existing property.

2.3 Further to these additions, the applicant proposes the introduction of a 3 metre projecting single storey rear extension with a mono pitched roof above. On revision of the originally submitted plan and proposal of this section of the development wholly within the curtilage of the host property, this element of the development does not require planning permission and may be built through application of Permitted Development rights. This element of the proposed development is therefore not discussed further within this report.

3.0 SITE AND SURROUNDINGS:

3.1 The application site fronts onto Sunnybank Lane, a cul-de-sac serving approximately eighteen properties, which runs northwards in a straight line from its junction with Sunnybank Avenue and forms the eastern boundary of a residential area of detached and semi-detached housing.

3.2 Opposite the site, to the east of Sunnybank Lane, is open land and is designated 'Protected Playing Pitch' and 'Green Belt' on the UDP Review Proposals Map. The developed side of the street has a 1.8m wide footway, and, with the odd exception, the frontage is characterized by low boundary walls in brick or stone, in some cases backed by screen planting.

3.3 The host property is a stone faced, hipped roofed, semi detached property with a well tended front garden area and paved side driveway, leading to an enclosed rear garden area, with the side boundary for the site protected by low level open boarded fencing and planting.

- 3.4 The side driveway varies in width, with an initial 5 metre wide drive space which then tapers inward to a width of 2 metres between the rear corner of the host property and the side boundary, a result of the angled position of the host dwelling in relation to number 11 Sunnybank Lane. The property features a thin, single storey rear projecting portion, which features a mono pitched roof and 4.5 metre projection.
- 3.5 The local street scene features two examples of two storey side extensions, however these extensions are of significant age, appending houses which are set much further back from the public highway and do not share the same spatial relationship as the host property and 11 Sunnybank Lane.

4.0 RELEVANT PLANNING HISTORY:

Planning Applications

10/02574/FU - 13 Sunnybank Lane, Thornbury, Bradford, BD3 7DG
Part two storey part single storey side and rear extension, refused 30.07.2010

H25/397/89/ - 23 Sunnybank Lane, Thornbury, Bradford, BD3 7DG
Alterations and extension to form garage and enlarged kitchen with two bedrooms over, to side of semi detached house, approved 29.12.1989

H25/528/78/ - 27 Sunnybank Lane, Thornbury, Bradford, BD3 7DG
Alterations, to form enlarged kitchen, and extension, to form bedroom and bathroom in roof space, to side of semi-detached house, approved 10.10.1978

Appeals

None

Enforcement Cases

None

5.0 HISTORY OF NEGOTIATIONS:

5.1 First Application process (10/02574/FU) - July / August 2010

This first application involved the proposal of a larger extension, retaining the same 3 metre outer projection as the extension under appraisal (but including a second bedroom and involving a two storey extension running the full side elevation of the original house). This earlier application proposed a width of 3 metres to the front bedroom and living room and behind this a thinner kitchen extension of 2.5 metres and second bedroom.

The application was refused under delegated powers for two reasons, the first being that the extension would result in a loss of visual gaps in the street and the second being the detrimental impact upon the occupants of 11 Sunnybank Lane through dominance and an overbearing impact - this proposal produced a 'pinch point' of two storey extension and a lengthy level of two storey massing along the boundary.

5.1 Pre application process - October 2010

Officers were approached by Councillor Iqbal, acting on behalf of the applicant and a meeting took place at the application site with Councillor Iqbal, Councillor Coulson, , officers and the applicant on 01.10.2010. Ways to reduce the impact upon the occupants of 11 Sunnybank Lane were discussed and officers were directed to other large side extensions in the street scene. The applicant was then provided with written advice on the points discussed on site with a view to making a second planning application.

5.2 Second application process (10/05134/FU) - December 2010 / February 2011

The application was submitted mostly in line with comments received at pre-application stage – namely a reduction in the length of the proposed two storey extension and reduction to one bedroom at first floor level. Officers remained concerned at the proposal of a rear extension which appeared to cross the shared boundary with number 15 Sunnybank Lane, however this element was revised. The extension is now proposed wholly within the curtilage of the host property. The application attracted an objection from Councillor Andrew Carter and is therefore to be addressed by Plans Panel.

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 One letter of objection from Councillor Andrew Carter has been received, with concerns expressed regarding the extension being overly large; its relationship to the boundary with 11 Sunnybank Lane and the resulting impact upon the character of the street scene.

7.0 CONSULTATIONS RESPONSES:

No internal or external consultations were requested during the application process.

8.0 PLANNING POLICIES:

Policy GP5 of the Leeds Unitary Development Plan (Review) 2006

Seeks to ensure that development proposals resolve detailed planning considerations, including amenity.

Policy BD6 of the Leeds Unitary Development Plan (Review) 2006

All alterations and extensions should respect the scale, form, detailing and materials of the original building.

Policy T24 of the Leeds Unitary Development Plan (Review) 2006

Refers to the need for an appropriate level of off street parking provision.

Planning Policy Statement 1

Delivering Sustainable Development (PPS1) sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system.

SPG 13 – 'Neighbourhoods for Living'

Supplementary planning guidance related to residential design in Leeds.

9.0 MAIN ISSUES

Street scene/design and character
Privacy
Overshadowing/Dominance
Parking provision/Highway Safety
Bats
Representations

10.0 APPRAISAL

10.1 Street scene / design and character

The proposed materials are acceptable as they are to match the existing dwelling and would be conditioned to match in the event of an approval. In terms of proportions, the extension is considered to be adequately subordinate to the house with a maximum 3 metre outer projection proposed against the original property width of 5.5 metres. The proposal also involves a significant lowering of the roof ridge from that of the existing dwelling. The extension is not considered to harmfully affect the pattern of development in the street scene as the extension is slightly angled away from the adjacent neighbour at number 11 before the pattern of housing reverts to dwellings being purely parallel to one another. As such, in this case and with this greater level of space to the outer edge than other dwellings in the street benefit from, the proposal represents a finely balanced but acceptable form of development. The extension will leave a gap of 1.7m at the front of the house to the boundary but due to the angled drive this will reduce to 0.1m at the back corner.

10.2 Privacy

No side facing windows are proposed and will be conditioned to ensure that the occupant(s) of 11 Sunnybank Lane are protected from overlooking. To the rear there is a WC window at ground floor and no first floor window to protect privacy and this is again conditioned. There is not considered to be an impact from the proposed front window with a view of the public highway rather than private garden spaces afforded from this opening.

10.3 Overshadowing/Dominance

There are no issues arising from the proposal in relation to overshadowing. The new two storey massing is proposed to the south-eastern elevation of the host property, which will result in no additional shadow-cast to outside of the curtilage of the host dwelling or rear garden space of 15 Sunnybank Lane (with the built form of 11 Sunnybank Lane forming the main barrier to light to these rear gardens during the

morning hours). Any shadow cast during the afternoon / evening would be to the front of the property, which is not considered to be harmful to residential amenity.

In terms of dominance, on balance the proposal is considered to be acceptable. The point of concern on the previous application was the introduction of a lengthy amount of two storey massing, hard up to the shared boundary with number 11 Sunnybank Lane, which created a 'pinch point' of high walling in close proximity to the side doorway / entrance of this neighbour.

The proposal under appraisal features a lesser length of two storey massing, with the extension dropping down to single storey after a proposed length of 6 metres along the boundary. The applicant has now also proposed further relief from the proposed massing along the boundary by restricting the single storey rear extension's width to that of the existing house, resulting in a much lesser level of built form near to the shared boundary. The higher section of the extension is proposed further away from the neighbour's side doorway where, on accessing the property the greatest impact from the extension would be felt. Separate planning permission would be required to extend the single storey rear extension proposed under permitted development towards the shared boundary.

10.4 Parking provision/Highway Safety

The application site retains two off street car parking spaces to the front driveway and therefore a proportionate level of parking provision is considered to be retained with no detrimental impact on highway safety predicted.

10.5 Bats

The proposal involves alterations to the existing first floor property roof form, within an area identified as having a high potential for bat roosts. The applicant is therefore obliged to submit a bat survey for approval by the Local Planning Authority, prior to the commencement of works, in the interests of this protected species. This matter will be addressed through the application of a condition in the event of an approval.

10.6 Representations

No representations other than that made by the ward member have been received.

11.0 CONCLUSION

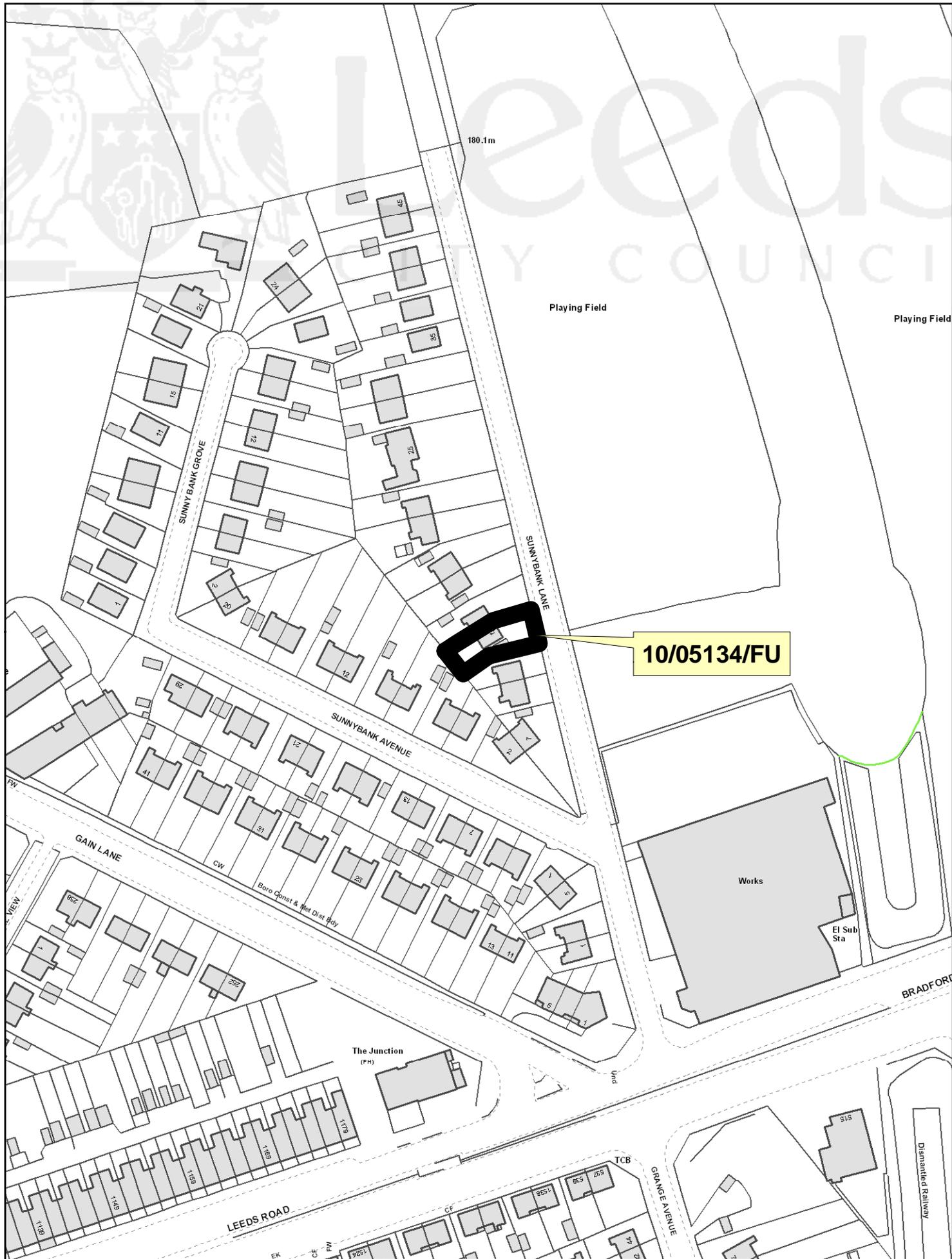
11.1 For the reasons outlined in the above report and taking into account all other material considerations it is recommended that in this instance, due to the particular circumstances of the case, planning permission should be approved subject to the aforementioned conditions.

Background Papers:

Application files 10/02574/FU, 10/05134/FU

Email from Councillor Andrew Carter

Spg13 – 'Neighbourhoods for Living'



WEST PLANS PANEL