



Report of the Chief Planning Officer

PLANS PANEL EAST

Date: 17 March 2011

Subject: APPLICATION 10/05639/FU – Alterations to roof including increase in overall height and addition of three dormer windows to front and two dormer windows to rear, 36 Victoria Road, Morley

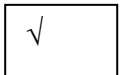
APPLICANT
Ms C Greenhalgh

DATE VALID
17.12.2010

TARGET DATE
11.02.2011

Electoral Wards Affected:

Morley North



Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: REFUSE for the following reason:

The Local Planning Authority considers that, by reason of the inappropriate design and scale of the roof extension and dormer windows, the proposed development would result in an incongruous form of development detrimental to the character of the host dwelling and the wider street scene. As such, the application is contrary to policies GP5 and BD6 of the Unitary Development Plan Review 2006 and 'Neighbourhoods for Living' supplementary planning guidance.

1.0 INTRODUCTION

1.1 The application is brought to Plans Panel by request of Councillor Tom Leadley to allow a site visit to be undertaken to enable Members to fully assess the impact the proposal would have on the existing house and the wider streetscape.

2.0 PROPOSAL

- 2.1 The application is for alterations to the roof of a double fronted Victorian property to create additional accommodation within the roof space. The alteration involves the raising of the overall ridge height by 1.2 metres and changing the existing hipped roof design to a gable design. The proposed materials of these alterations include brick and roof tiles to match the existing. In addition the proposal includes 3 front facing and 2 rear facing dormer windows. The dormer windows have a width of 1.1 metres and have a pitched roof design. The cheeks are to be clad in vertically hung roof tiles to match the existing.

3.0 SITE AND SURROUNDINGS:

- 3.1 The application relates to a double fronted Victorian property. The property is brick built with its original fenestration detailing, including large Georgian style windows though these are uPVC replacements. The roof form is hipped with a shallow gradient. The original chimney forms have been retained. There is a single storey extension to the property located to the side and rear abutting Victoria Road. The front garden is enclosed by hedge boundary treatment. To the rear is a small garden enclosed by a brick wall. The site is surrounded by fairly modern residential development and is one of the few remaining historical buildings within the locality. The site is located in the proposed extension to Morley Conservation Area.

4.0 RELEVANT PLANNING HISTORY:

Planning Applications

- 4.1 None

Pre application

- 4.2 Pre application 10/00635 - Three storey extension to rear – applicant advised that not likely to be supported due to design, character and amenity concerns. Further discussions then took place regarding a possible roof extension. Initial advice was that this may be a possibility subject to further discussion.

5.0 HISTORY OF NEGOTIATIONS:

See above

6.0 PUBLIC/LOCAL RESPONSE:

Morley Town Council has commented on the application, providing the following:

1. The property is a red brick and blue slate property dating from around 1850 and appears to have been the manager's house of the now demolished Prospect Mills.
2. Proposals likely to be confirmed this year would bring it within the Morley Conservation Area, it is quite clear that the boundary of this has been extended to make a finger to include the house, probably because of its age, character and prominence, it is not Listed.
3. The raising of the roof and inclusion of dormer windows would affect the proportions of a prominent building in a likely Conservation Area extension.
4. The rear dormers would overlook back gardens in Victoria Grange Drive.

The applicant has responded to the comments of Morley Town Council with the following:

1. The house is not the manager's house for Prospect Mills. Prospect Mills was demolished relatively recently with Bellway Homes replacing it with properties with the significantly higher ridgeline than is proposed through this application.
2. The 'extension' is part of the original property and has been extensively and sympathetically restored by the current owners.
3. The site is not in a conservation area and there is no guarantee it will be in the future.
4. Independent expert opinion indicates that by increasing the ridge height of the roof the house would be more in proportion. Most properties within Morley of this date have much higher ridges so currently it looks out of proportion, the roof looks too small for the size of the property. The alterations will therefore improve the appearance of the property.
5. All neighbours to the rear of the property are happy with the proposals. Overlooking is not considered to be an issue.
6. Since 2001 the applicant has invested time and money into renovating the once dilapidated building, in doing so restoring many of the original features. All proposed works will use the existing roof slates and done in a way that will only enhance its character.
7. Prior to the planning application, discussion was undertaken with the planning department to ensure that an acceptable scheme was achieved – the submitted plans reflect these discussions.

Councillor Tom Leadley has provided an historic record dating from 1866. This shows the property has remained largely unaltered over the intervening years and that it related to Providence Mills rather than Prospect Mill.

7.0 CONSULTATIONS RESPONSES:

None

8.0 PLANNING POLICIES:

- 8.1 The development plan includes the Regional Spatial Strategy to 2026 (RSS) and the adopted Leeds Unitary Development Plan (Review 2006). The RSS was issued in May 2008 and includes a broad development strategy for the region, setting out regional priorities in terms of location and scale of development. Accordingly, it is not considered that there are any particular policies which are relevant to the assessment of this application.

Policy GP5 - Seeks to ensure that development proposals resolve detailed planning considerations, including amenity.

Policy BD6 - All alterations and extensions should respect the scale, form, detailing and materials of the original building.

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.

The site is located within the extended Conservation Area boundary as proposed in the Morley Conservation Area Appraisal and Management Plan. This document has been out to consultation but has, as yet, not been adopted. This document and proposed designation therefore can only be afforded limited weight at this time.

9.0 MAIN ISSUES

- Streetscene/design and character
- Privacy

10.0 APPRAISAL

Streetscene / design and character

- 10.1 There is concern regarding the impact the development will have on the character and appearance of both the host dwelling and the wider street scene. The proportion and much of the design detailing of the property remain in its original Victorian form, including the shallow hipped roof. This style of roof contributes to the overall attractive design and proportions of the property and its historical context. Furthermore, the property is prominent within the street scene and is located within the proposed extension to Morley Conservation Area.
- 10.2 The proposal to raise the roof line by 1.2 metres together with the change of the roof design from a hipped design to a gable adversely impacts on the design and proportions of the property. The impact is exacerbated by the steep roof pitch, which is required to achieve sufficient headroom, and the dormer windows. These elements of the design are considered to be incongruous to the simple roof design of the host property. Overall, the alterations result in a disproportionate roof form which would be an incongruous addition to the property therefore detracting from the character of the property and the wider street scene.

Privacy

- 10.3 Consideration has been given to the impact the rear facing dormer windows will have on the privacy of the properties to the rear. However, the windows are at least 9 metres from the rear boundary; this is considered to be a sufficient distance to prevent any significant overlooking or loss of privacy of the properties to the rear.

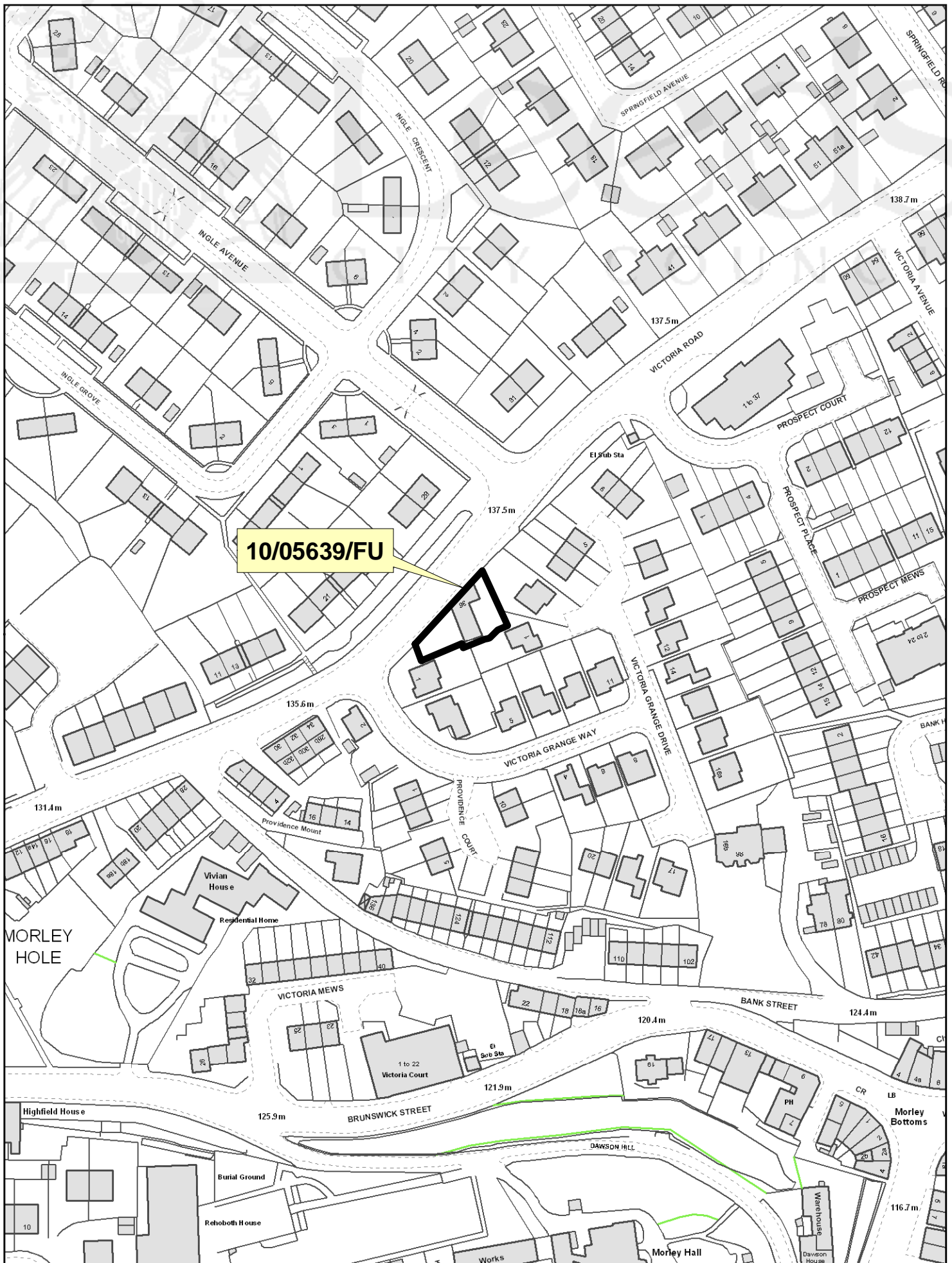
11.0 CONCLUSION

- 11.1 For the reasons outlined in the above report and taking into account all other material considerations it is recommended that planning permission should be refused.

Background Papers:

Application files 10/05639/FU

Certificate of ownership: Signed by applicant



EAST PLANS PANEL