



**Report of the Chief Planning Officer**

**PLANS PANEL EAST**

**Date: 19<sup>th</sup> May 2011**

**Subject: APPLICATION 10/04855/FU –Demolition of existing house and erection of 4 semi-detached three storey houses with garages at 505 Harrogate Road, Alwoodley.**

**APPLICANT**

Urban Development Projects  
(Sandmoor) Ltd

**DATE VALID**

3/11/2010

**TARGET DATE**

29/12/2011

**Electoral Wards Affected:**

**Alwoodley**

Y

Ward Members consulted  
(referred to in report)

**Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

**RECOMMENDATION:**

**GRANT PERMISSION subject to the following conditions:**

Conditions

1. Time Limits
2. Development carried out in accordance with approved plans
2. Samples of Materials
3. Surfacing Materials
4. Areas to be used by vehicles laid out
5. Landscape Scheme
6. Implementation of Landscaping
7. Protection of Trees
8. Replacement of Trees
9. Development carried out in accordance with Arboricultural Protection Method Statement
10. Notification of per-start meeting for tree issues
11. Details of wall to bridge over tree roots
12. Contamination

- 13. Drainage Details
- 14. Details of Bin Stores
- 15. Retention of Garages

**Reasons for approval:** The application is considered to comply with Policies GP5, H4, N12, N13, LD1, BD5, T2 and T24 of the UDP (Review 2006), as well as guidance contained within the Council's SPG 'Neighbourhoods for Living' and, having regard to all other material considerations.

## **1.0 INTRODUCTION:**

- 1.1 This application proposes the demolition of the existing dwelling and the erection of 4 semi-detached three storey houses. The proposal follows previous applications for residential development which resulted in planning permission for 9 flats being granted on the site and an adjacent residential plot within Sandmoor Avenue. This application is reported to the Plans Panel at the request of Councillor Harrand. This is due to the concerns raised by Alwoodley Parish Council.

## **2.0 PROPOSAL:**

- 2.1 The scheme relates to a full planning application for the demolition of the existing two storey house and erection of 4 semi-detached houses, three of which have attached garages. The proposed houses would be arranged over three storeys, with the upper floor situated partly below the eaves line and partly within the roof slope. The proposed houses are orientated so that they front onto Sandmoor Avenue, although the corner property is also articulated towards the Harrogate Road frontage. The main facades of the proposed dwellings would all be set back from the Sandmoor Avenue frontage by 12-14m, while the end house would be set back from the Harrogate Road frontage by 16m.
- 2.2 In terms of internal layout, each property has 4 large bedrooms and a small study. The two pairs of semi-detached houses are linked by single attached garages, while the end house to the west has an attached garage. The house on the corner of Sandmoor Avenue and Harrogate Road has 2 open car parking spaces. Therefore, each dwelling has 2 car parking spaces. Each dwelling has its own private rear garden, while the corner property has the benefit of a much larger garden.
- 2.3 Access is gained from a new vehicular access point which would be formed between a gap in the trees along the Sandmoor Avenue frontage. The existing vehicular access onto Harrogate Road would be closed up and a matching stone wall introduced with planting behind. Proposals also involve the retention of the trees along the Harrogate Road and Sandmoor Avenue boundaries.
- 2.4 In terms of design and materials, the proposed houses have a vertical emphasis and incorporate 2 storey bay windows on the front elevations with small gable features above which bisect the eaves line. The dwellings have gable roofs and include centralized chimneys. The entrances include an arched feature, while heads and cills are proposed on the front elevation. In order to provide interest and visual articulation, the corner property includes two 2 storey bays windows and a string course between the ground and first floors. With regard to height, the houses measure 6.7m to the eaves and 10.5m to the ridge according to the submitted plans. Proposed materials include the use of brick, stonework for the heads and cills and a slate roof. All windows and doors would be made from timber.

### **3.0 SITE AND SURROUNDINGS:**

3.1 The site comprises a detached rendered two storey property set within a relatively expansive plot which has remained unoccupied for a number of years. The property is set down from the Harrogate Road level by approximately 2.0m which shows the difference in levels across the site. The site is bounded along the Harrogate Road frontage by stone walling with tree planting behind and along Sandmoor Avenue by mature hedging and mature trees. The application site is set within a residential area that is characterised by a multitude of different architectural styles. Harrogate Road features a number of sites which have been redeveloped to provide more intense development comprising flats. To the south of the site is a site previously occupied by 2 detached houses. Permission has been granted following an appeal for 2 buildings each containing 10 two bedroom flats. This is the Charles Church development which rises to three storeys with accommodation within the roof slopes and was completed a number of years ago. Mature hedging forms the boundary treatment between this development and the application site. Larana House is set down slightly to the west and is a detached stone built property, separated by dense hedging from the application site. To the north on the opposite site of Sandmoor Avenue and on the corner of Harrogate Road is the Miller 3 storey development which comprises a number of apartments. The majority of Sandmoor Avenue is characterised by two storey houses.

### **4.0 RELEVANT PLANNING HISTORY:**

- 4.1 08/06415/FU – In January 2009, planning permission was granted for the demolition of 505 Harrogate Road and Larana House, and the erection of two blocks of nine 3 bedroom apartments with basement parking. This application followed a similar approval in 2007, but with both blocks having a larger footprint together with the inclusion of balconies and a portico.
- 4.2 08/03058/DEM – Demolition of detached residential dwelling: Approved in June 2008.
- 4.2 07/06730/FU – In February 2008, planning permission was granted for the demolition of 505 Harrogate Road and Larana House, and the erection of two blocks of nine 3 bedroom apartments with basement parking.
- 4.3 06/07429 – In December 2006, an application at no. 505 Harrogate Road was submitted for the demolition of the dwelling and erection of a 3 storey block comprising 21 flats. This was withdrawn in February 2007 following concerns over the scale of the development, design, impact on trees and amenity space.
- 4.4 30/585/01 & 30/586/01 – Duplicate applications were submitted which included the plots occupied by Larana House and nos. 503 and 505 Harrogate Road. The scheme included demolition of the three houses and erection of a development of a part 3 and part 4 and part 5 storey block of 22 flats. Planning permission was refused in February 2002 for the following reasons:
1. Out of scale and harmful to character of area.
  2. Impact on living conditions of neighbours due to overlooking and noise.
  3. Use of access and lack of parking.
  4. Lack of amenity space.
  5. Would set a precedent for further similar development.

4.5 H30/539/75 – Change of use of part of house (no. 505 Harrogate Road) to surgeons consultancy: Approved in July 1975.

## 5.0 HISTORY OF NEGOTIATIONS:

5.1 Since the application was submitted, revised plans have been submitted reducing the number of properties which were proposed. Initially, the application proposed 5 three storey terrace houses. However, following concerns over the design and how they related to the character of the area and inadequate garden sizes, the proposal was amended to propose 4 semi-detached properties instead. Negotiations have also been on-going regarding the impact upon trees and the need to provide detailed information to demonstrate that the trees along the Sandmoor Avenue boundary would not be harmed as a result of the construction of the new internal access driveway. Neighbours have been re-consulted on these amendments.

## 6.0 PUBLIC/LOCAL RESPONSE:

6.1 The application was initially advertised as 5 terrace houses by way of site notices posted on 12 November 2010. The proposals were then altered to reduce the number of properties to 4 and amended site notices were posted on 25 February 2011 and previous contributors were re-notified by letter. A total of 3 households have objected (2 apartments within Balmoral House, 503 Harrogate Road and the occupant of No. 1 Sandmoor Avenue) as well as the Alwoodley Gates (Leeds) Management Ltd (from the Chairman who is a resident of no. 503 Harrogate Road). The issues raised by local residents relate to the following issues:

- Impact of additional traffic and highway safety;
- Impact on local road junctions, especially since the Grammar School has expanded;
- Inadequate parking provision;
- Impact on privacy due to overlooking;
- Loss of light;
- Drawing is inaccurate and does not show bay window on adjacent property;
- Proposal does not blend in with architectural style of other properties;
- Impact on character of Sandmoor Avenue;
- Nos. 501 and 503 not shown on applicant's OS plan;
- Boundary planting would be difficult due to changes in levels;
- Development should front onto Harrogate Road;
- Increase in noise and disturbance;
- Increased litter and anti-social behaviour;
- Entrance is inappropriate on Sandmoor Avenue;
- Extracts from the Land Registry have been provided which relate to restrictive covenants.

6.2 **Ward Members:** Councillor Harrand requests that the application is referred to the Plans Panel due to the objections raised by Alwoodley Parish Council.

6.3 **Alwoodley Parish Council:** Concerns are raised that the proposal represents over-development of the site which is on the corner of a very busy trunk road. Concerns are also raised over the lack of parking and that redevelopment in the immediate area has started to change the local character of the area considerably. *These comments were made in relation to the proposal for 5 terrace houses.* Following re-

consultation on the proposal for 4 semi-detached houses, the Parish Council's comments about the initial proposals still stand.

## **7.0 CONSULTATIONS RESPONSES:**

### **Statutory**

**Highways:** No objections, subject to the access width being 5m in width with a 4m

### **Non-Statutory Consultations:**

**Drainage:** No objections subject to the imposition of conditions.

**Contamination:** No objections subject to the imposition of conditions.

## **8.0 PLANNING POLICIES:**

8.1 The development plan comprises 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. However, the RSS is a strategic planning document, used to inform more detailed policies at a local level. Accordingly, it is not considered that there are any particular policies which are relevant to the assessment of this proposal.

8.2 Unitary Development Plan (Review 2006) Policies:

Policy GP5:	General planning considerations
Policy H4:	Housing on unallocated sites
Policy BD5:	New buildings should not cause loss of amenity
Policy N12:	Urban design
Policy N13:	Design of new buildings
Policy T2:	Transport and highway safety
Policy T5:	Safe and secure access
Policy T24:	Car parking provision (Appendix 9)
Policy LD1:	Landscape proposals

8.3 SPG: "Neighbourhoods for Living".  
SPD "Designing for Community Safety – A Residential Guide"  
SPD "Street Design Guide"

8.4 PPS1: Delivering Sustainable Development  
PPS3: Housing

## **9.0 MAIN ISSUES**

- i) Principle of Development
- ii) Design and Impact upon Character and Appearance of Area
- iii) Impact on Living Conditions of Neighbours & Future Occupants
- iv) Highway Safety
- v) Impact on Trees
- vi) Other Matters.

## **10.0 APPRAISAL**

10.1 Principle of Development

In June 2010, and after a considerable period after planning permission was granted on this site and the adjoining site for 9 larger apartments, national policy guidance on housing in PPS3 was reissued, with one of the key changes being the removal of private residential gardens from the definition of 'previously developed land'. Amongst the reasons given for this change, the Government cited a desire to give local planning authorities greater control over proposals for residential development on existing garden sites, in the interests of protecting the established character of residential areas and preventing the gradual erosion of this character by piecemeal residential development. In the light of this, whilst the application site is in an existing residential area, close to local amenities and public transport links, it should not be assumed that garden sites such as this are suitable for further residential development. Careful consideration must be given to the contribution that a site makes to the character and amenities of an area, and the impact that such developments would have on this established character.

- 10.2 Furthermore, the site history is a material consideration in the assessment of the current proposal should be afforded significant weight. In January 2009, planning permission was granted for the demolition of 505 Harrogate Road and the adjacent dwelling known as Larana House within Sandmoor Avenue and redevelopment to provide 2 three storey blocks comprising a total of 9 apartments of a considerable size, together with an underground basement parking area. Vehicular access would be taken from Sandmoor Avenue. This permission remains extant until January 2012 and this therefore forms part of the applicant's fallback position, in that this could be implemented. Therefore, given the
- 10.3 Design and Impact upon Character and Appearance of Area  
The proposal involves the demolition of a detached house and replacement with 4 semi-detached houses, all of which rise to three storeys inclusive of accommodation within the roof space. The existing house is of a traditional construction and no objections are raised to its demolition given, especially since permission has previously been granted for its demolition.
- 10.4 Streetscene drawings have been provided to demonstrate the impact of the development on the existing townscape. Streetscenes of both the Harrogate Road and Sandmoor Avenue frontages were provided. In terms of the former, this showed the relationship of the proposed end house in relation to the two Charles Church blocks to the south. This illustrates that the development would be significantly lower than the recently constructed apartment block at no. 503. This is, in part, due to the difference in levels between the two sites, with no. 505 being set down by approximately 1.0m.
- 10.5 In terms of the visual impact within Sandmoor Avenue, the land slopes gently downwards from Harrogate Road meaning that the impact on Larana House is critical. In this respect, both the eaves and ridge lines of the nearest dwelling is higher than that of the eaves and ridge of Larana House, the houses are considered to sit comfortably within the streetscene without being unduly harmful. The nearest proposed semi-detached house is also well separated from the Larana House by some 6.0m, thereby providing a good spatial separation. In addition, the natural topography of the land rises upwards towards Harrogate Road, so one would expect houses closer to Harrogate Road to be higher, and to not deny the natural topography.
- 10.6 In terms of the design concept, the proposal has been designed to take the form of detached houses set within relatively large plots, albeit in a semi-detached form. The garages which are well set back from the front façades allow the properties a

generous degree of spatial separation. The properties also have particular design merit and provide visual interest and articulation in the form of two storey projection bays, gable features, arched entrances and a string course. The location of the internal access driveway would also be well screened by the mature boundary plating along the Sandmoor Avenue frontage. Given the style of properties (houses and flats) in the immediate vicinity, it is considered that the scheme has taken the opportunity to improve the quality and character of the area. As such, the proposal is considered to accord with policies GP5, N12 and N13 of the UDP and the guidance set out within PPS1 and PPS3 and Neighbourhoods for Living.

10.8 Impact on Living Conditions of Neighbours & Amenity of Future Occupants

The impact upon the residential amenity of existing adjacent occupants as well as the intended future occupants of the development must be considered. In this respect and with regard to the former, it is not considered that the proposed development would give rise to loss of light, overlooking or would create an overbearing sense of enclosure to the detriment of residential amenity of occupants of nearby properties.

10.9 The residents of no. 503 Harrogate Road raises concerns over the proximity of the houses to the side elevation of the apartment block and impact upon habitable rooms due to the potential loss of privacy due to overlooking and loss of light. In response, the houses are set almost 18m away from the side elevation of 503 Harrogate Road and 11m from the shared boundary. Furthermore, the proposed houses are set down 1.0m below the level of no. 503. As such, it is not considered that the development would be a significant impact on the living conditions of the occupants of 503 Harrogate Road. It is also worth mentioning that the proposed houses are much further away from 503 Harrogate Road than the apartment block was could still be developed as part of the extant scheme. In terms of Larana House, given the 6.0m separation distance and the fact that the rear building lines are similar, it is not considered that the occupants would suffer a loss of amenity. Whilst the access is close to Larana House, only 4 properties would be served from this, and is no different from the access arrangements which existed as part of the extant consent, albeit that the access is closer to a different property.

10.10 In terms of the impact upon the amenity of future occupants, it is considered that the scheme provides a satisfactory standard of accommodation. In particular, all 4 houses are very generously proportioned internally while there is a more than satisfactory level of amenity space, with each property having its own private rear garden. In this respect the proposal provides a good standard of amenity in accordance with the guidance within Neighbourhoods for Living.

10.11 Highway Safety

Proposals involve the creation of a new vehicular access point from Sandmoor Avenue and the closure of the existing access from Harrogate Road. The scheme includes the provision of 2 car parking spaces for each property, including 3 garages which each have an internal dimension of 6m x 3m. It is considered that the access is satisfactory given the closure of the existing access from Harrogate Road, while the level of parking is in accordance with the requirements of the Street Design Guide.

10.12 As such, the proposal is acceptable in terms of highway and pedestrian safety, and in light of the current extant permission for apartments which approved a scheme which included 24 parking spaces, all of which utilised an access from Sandmoor Avenue.

### 10.13 Impact upon Trees

In terms of the impact upon existing trees, it is important to safeguard those along the Harrogate Road and Sandmoor Avenue frontages. The previous application was accompanied by an arboricultural report and tree survey to demonstrate that no significant trees would be removed or harmed as a consequence of the proposed development. Details were also submitted, following negotiations, of levels and extent of hard surfacing in order to ensure that the root systems of trees would not be harmed. Furthermore, the applicant has provided a detailed tree protection method statement to demonstrate that the proposed internal driveway would not adversely affect the root systems of the trees along the Sandmoor Avenue boundary. Following advice from the Council's Landscape Officer, it is considered that the proposals would safeguard these trees and a number of conditions should be imposed.

## 11.0 CONCLUSION

11.1 In conclusion, consideration has been given to all the matters raised and in light of the extant permission for 9 apartment in two 3 storey blocks, it is recommended that planning permission is granted subject to the imposition of conditions. Whilst PPS3 has been amended, the fact that there is an extant permission for flats is a material planning consideration which should be afforded significant weight. The proposal also provides a development which takes the opportunity to improve the character and quality of the area. The scale and design of the development is in keeping with the area which the access and level of parking is satisfactory. There will be no significant impact upon the living conditions of neighbours, while an adequate level of amenity space is provided. No adverse harm would also be caused to existing trees. As such, the proposed development is considered to comply with the relevant policies within the development plan and government guidance, and thus it is recommended that planning permission is granted.

### **Background Papers:**

Application files: 08/06415/FU, 08/03058/DEM, and 07/06730/FU.

### **Ownership Certificate:**

Signed as Applicant.



10/04855

•8.56 Existing Levels

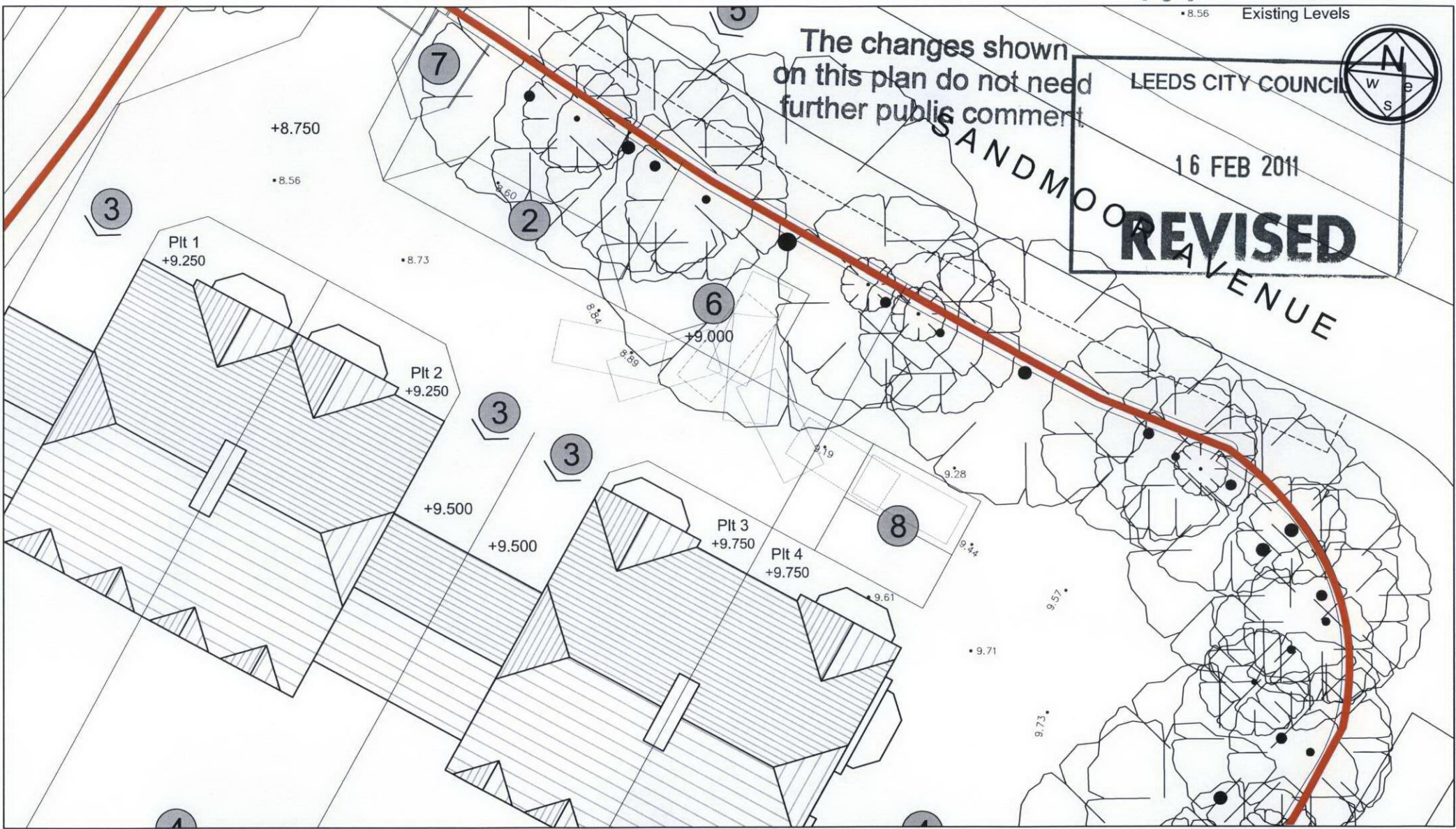
The changes shown on this plan do not need further public comment

LEEDS CITY COUNCIL

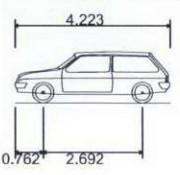
16 FEB 2011

**REVISED**

SANDMOOR AVENUE



INDICATIVE SWEEP PATH SHOWN IS FOR A:



DB32 Private Car	
Overall Length	4.223m
Overall Width	1.715m
Overall Body Height	1.392m
Min Body Ground Clearance	0.233m
Max Track Width	1.629m
Lock to Lock Time	4.00 sec
Kerb to Kerb Turning Radius	5.780m



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**PROPOSED RESIDENTIAL DEVELOPMENT**  
 505 HARROGATE ROAD, LEEDS

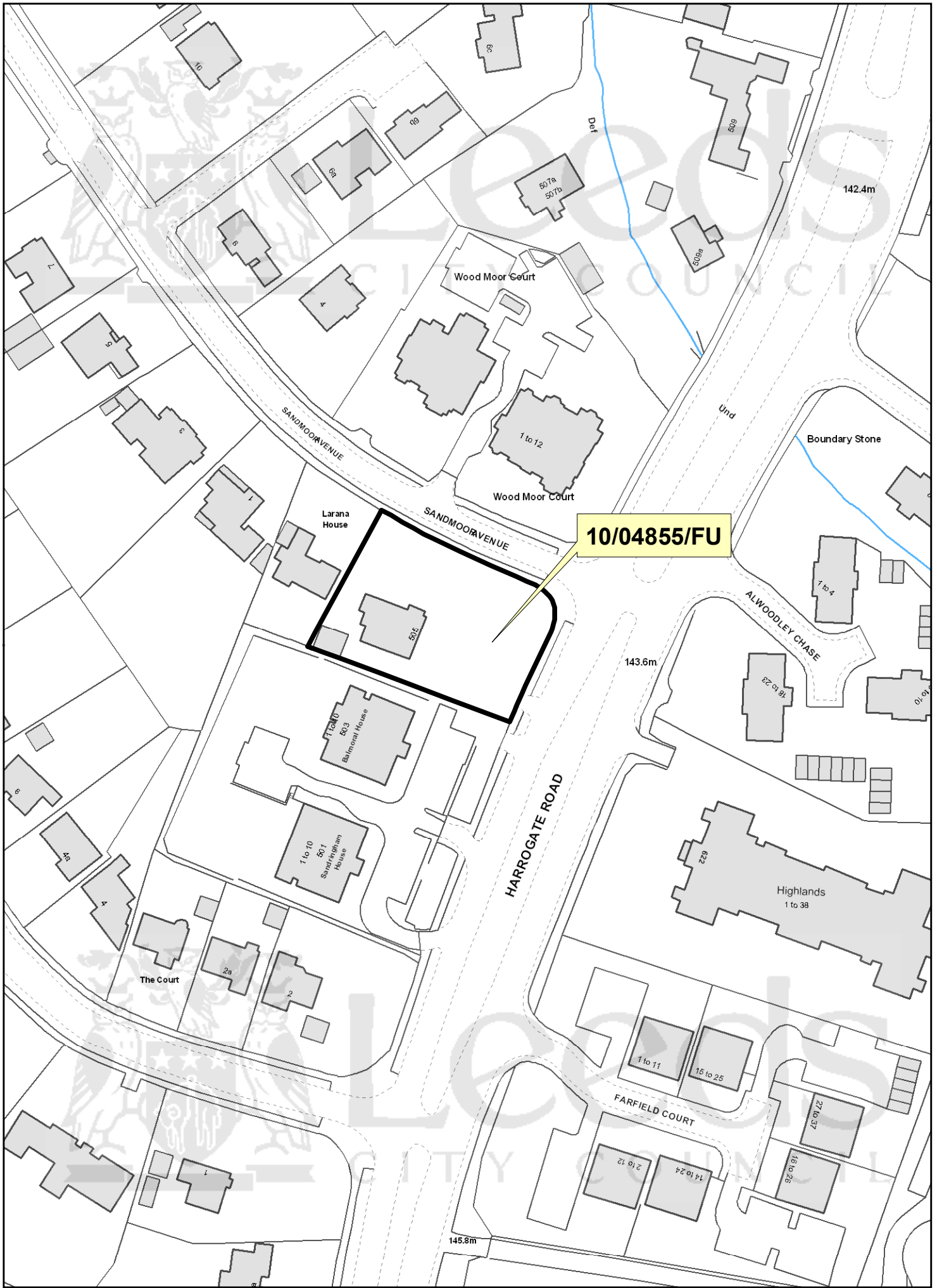
**CAR REVERSING**

**SCALE: 1/200 @ A4**

**DATE: FEBRUARY 2011**

**DRAWING No: 1000701**

A4



# EAST PLANS PANEL

