



Leeds
CITY COUNCIL

Originator: Sarah
Woodham
Tel: 2224409

Report of the Chief Planning Officer

PLANS PANEL EAST

Date: 23 February 2012

Subject: Application 11/04387/FU – Two storey side extension at 42 Henconner Lane Chapel Allerton LS7 3NX

APPLICANT

Mrs B Kaur

DATE VALID

17 October 2011

TARGET DATE

12 December 2011

Electoral Wards Affected:

Chapel Allerton

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: REFUSE for the following reasons:

The Local Planning Authority consider the two storey side extension to be unacceptable by reason of its scale and form representing an overdevelopment of the built form on this semi detached property with consequential impact on the amount and quality of private amenity space for the occupants of this extended dwelling. The extension is therefore contrary to Policy GP5 Leeds Unitary Development Plan (Review) 2006 and contrary to advice contained within SPG13 - 'Neighbourhoods for Living'

INTRODUCTION:

1.1 This application is brought before Plans Panel East following a request from Councillor Rafique. He considers that due to the applicant's circumstances and the letters of support from local residents that the application should be determined by Plans Panel.

2.0 PROPOSAL:

2.1 The planning application relates to the erection of a two storey side extension. It will measure 3.1metres wide and 8.4 metres in length. The first floor will be set back from the front wall of the house by 1 metre. The eaves height will match the rest of the house and the proposed hipped roof will be set lower than the original roof by

0.35 metres. The extension is proposed to be constructed in materials to match the rest of the house. It proposes a lounge and utility room on the ground floor and a bedroom, en suite and enlarged bathroom on the first floor.

3.0 SITE AND SURROUNDINGS:

3.1 The application site is an extended semi-detached dwelling. It is located on a corner plot of land and is bounded on three sides by highways which are Henconner Lane, Zermatt Grove and School Lane. It has the benefit of a part two storey and part single storey rear extension and a detached garage. Within the plot there is an area of grass to the front and side and an area of hardstanding to the side accessed from the rear. The property is constructed of brick and render with a tile roof. There is a brick garage built up to the back edge of the footway, accessed also to the rear. The area is mixed residential in character. There are semi detached houses, terraced houses and also larger detached houses in the immediate locality. The site is generally level and is located within Chapel Allerton Conservation Area.

4.0 RELEVANT PLANNING HISTORY:

4.1 34/135/93 – single storey rear extension. Approved 14 July 1993
34/65/04 - first floor rear extension. Approved 27 April 2004

4.2 PREAPP/10/00679 – two storey side extension. Advised not to submit application as would constitute overdevelopment of the site.

5.0 HISTORY OF NEGOTIATIONS:

5.1 None

6.0 PUBLIC/LOCAL RESPONSE:

6.1 Neighbour notification letters were sent out on 19 October 2011, a site notice was erected on 28 October 2011 and a newspaper advert was published 3 November 2011 advertising the development as affecting the character of the Conservation Area. One letter of objection has been received covering the following points:

1. Extension will encroach into area currently used for parking applicant's three cars. Without this space these cars would presumably park on the public highway which is already heavily trafficked.

Councillor Rafique supports the application as the applicant has an extended family and needs space to accommodate 3 grand children. Applicants have supporting neighbour letters.

Two support letters have been received from 38 and 40 Henconner Lane.

7.0 CONSULTATIONS RESPONSES:

7.1 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.

8.2 The development plan for the whole of the Leeds District is the Leeds Unitary Development Plan (UDP) Review (2006). Planning proposals must be made in

accordance with the development plan unless material considerations indicate otherwise.

8.3 Relevant Leeds Unitary Development Plan (Review) 2006 Policies:

Policy GP5: Refers to proposals resolving detailed planning considerations (access, landscaping, design etc), seeking to avoid problems of environmental intrusion, loss of amenity, danger to health or life, pollution and highway congestion and to maximise highway safety.

Policy BD6: Refers to the scale, form, materials and detailing of an extensions design in respect of the original building.

Policy N19: seeks to preserve and enhance areas designated as Conservation Areas, in order to ensure that not only does no detriment result from any form of built development but also that such development should seek to improve and enhance its setting wherever possible.

Policy BC7: Refers to the use of local materials in development

8.4 Leeds City Council Householder Design Guide (Draft) 2011: This guide provides help for people who wish to extend or alter their property. It aims to give advice on how to design sympathetic, high quality extensions which respect their surroundings. This guide helps to put into practice the policies from the Leeds Unitary Development Plan which seeks to protect and enhance the residential environment throughout the city.

8.5 The document is currently in a draft form for formal public consultation and will be used as a working document for development management purposes. It is intended that following public consultation it will be adopted as a Supplementary Planning Document within the within the Leeds Local Development Framework by the City Council. The following policies are relevant:

HDG1: All alterations and extensions should respect the scale, form, proportions, character and appearance of the main dwelling and the locality/ Particular attention should be paid to:

- i) The roof form and roof line;
- ii) Window detail;
- iii) Architectural features;
- iv) Boundary treatments
- v) Materials;

HDG2: All development proposals should protect the amenity of neighbours. Proposals which harm the existing residential amenity of neighbours through excessive overshadowing, over-dominance or overlooking will be strongly resisted.

8.6 Chapel Allerton Conservation Area Appraisal: The site lies within Character Area 4. This area is characterised by artisan terraced houses

8.7 Neighbourhoods for Living SPD

8.8 Planning Policy Statement 1: Delivering Sustainable Development: This document sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system. PPS1 states:

Planning policies should promote high quality inclusive design in the layout of new developments and individual buildings in terms of function and impact, not just for the short term but over the lifetime of the development. Design which fails to take the opportunities available for improving the character and quality of an area should not be accepted.

Good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning.

- 8.9 Planning Policy Statement 5 – Planning for the Historic Environment: The Government’s overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.

9.0 MAIN ISSUES

- Overdevelopment of the site
- Parking
- Impact on Conservation Area and visual amenity

10.0 APPRAISAL

Overdevelopment

- 10.1 The dwelling already has the benefit of a part two storey and part single storey rear extension. There is a detached garage close up to the back of the extension which restricts access into the only private area of land at the rear. This is accessed by a gate along the back access road, Zermatt Grove and not from within the site. The proposal would be built on land which is presently partly hard surfaced and partly grassed. The land that would remain post extension would be the front garden, a strip down the side of the enlarged house of approx. 3.2m wide and two areas of hardstanding at the back. One of these would have to be used as parking for the cars associated with the house and the other is the small area behind the dining room that is only accessed via the back road. The house will not benefit from any private amenity space readily accessible to the occupants of the dwelling.
- 10.2 SPG 13 – ‘Neighbourhoods for Living’ suggests that private amenity space should equate to two thirds the floor space of the dwelling, expanded or otherwise. The dwelling currently has no private space and relies solely on the land to the side and front of the property. The increase in the size of the dwelling will only add to the reduction in the amenity of the occupiers of the house by removing a large portion of the side garden area. As such the proposal is considered to be detrimental to the residential amenity of the occupiers of the house and contrary to policy GP5 of the Leeds Unitary Development Plan and advice contained within ‘Neighbourhoods for Living’ SPD.

Parking

- 10.3 The land available for parking will be compromised by the extension and it will make it less attractive for the occupiers to park within the remaining land at the rear. There will be an increased risk of vehicles parking on street, rather than negotiating the more compact residual area at the rear of the house. This was a matter of concern for the local resident who objected to the application.

Conservation Area / Visual Amenity

- 10.3 The application site is Chapel Allerton Conservation Area, character area 4. This area is characterised by artisan terraced houses. However the application site is more modern semi-detached house and classed as a neutral structure within the conservation area. The scheme is for a two storey side extension which in itself is subservient to the main house. It uses matching materials and the fenestration is similar to that of the main house. It is considered that the extension does not detract from the character of the conservation area and maintains the neutrality of the application site.

Others matters / Special Circumstances

- 10.4 It is accepted that the applicant has the need for additional space for her extended family however in extending the property as proposed it results in a dwelling with no useable private amenity space for the enlarged family to use. The personal circumstances of the applicant are not considered sufficient to override the concerns and therefore justify approval of this application.

11.0 CONCLUSION

- 11.1 It is considered that although the extension will not have an adverse impact on the character of the Conservation area, the resulting enlarged dwelling will have no useable amenity space to the detriment of the residential amenity of the occupiers of the dwelling and should be refused.

Background Papers:

Application and history files.
Certificate of Ownership Mrs B Kaur

11/01/11



SIDE ELEVATION

FRONT ELEVATION

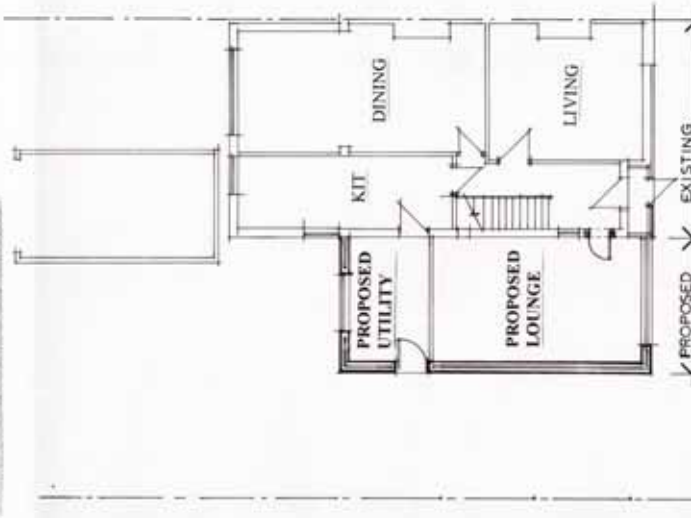
REAR ELEVATION

SIDE ELEVATION

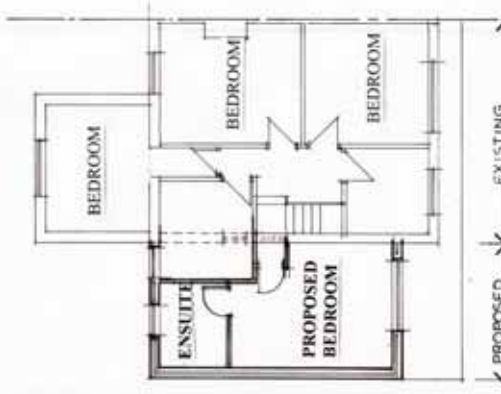


REAR ELEVATION

FRONT ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



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.

P.S. RIYAT & ASSOCIATES LTD
Architectural Services and Planning Consultants
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Client: MRS B KAUR	
Project: PROPOSED ALTERATIONS & EXTENSION AT 42 HENCONNER LANE LEEDS LS7 3NX	
Drawing: EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS	
Scale: 1:100	Drawing No: 1828/01
Date: OCT 2011	





11/04387/FU

EAST PLANS PANEL

