



Report of the Chief Planning Officer

PLANS PANEL EAST

Date: 23 February 2012

Subject: APPLICATION 11/05227/FU, Two storey and single storey side, front and rear extension, bay window and canopy to front; enlarged area of hardstanding to front. 30 Burnham Road, Garforth, Leeds, LS25 1LA

APPLICANT
Mr S Butler

DATE VALID
13 December 2011

TARGET DATE
7 February 2012

Electoral Wards Affected: Garforth and Swillington

No Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: GRANT PERMISSION subject to the specified conditions:

1. The development permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.
3. The materials shall match the existing.
4. No insertion of windows within the side elevation facing 28 Burnham Road.
5. The proposed hardstanding to the front of the property shall either be made of porous materials, or a provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling.
6. Rear boundary treatments retained and maintained

Reason for approval: The proposed development is considered to be acceptable having had regard to Policies GP5 and BD6 of the Leeds Unitary Development Plan Review, policies HDG1 and HDG2 of the Draft Householder Design Guide, and all other material considerations. The proposal is considered to compliment the streetscene and raises no concerns in respect of residential amenity.

1.0 INTRODUCTION:

1.1 The application is brought to Plans Panel as the applicant is an Area Planning Manager within Planning Services.

2.0 PROPOSAL:

2.1 The applicant seeks planning permission to construct a two storey side and front extension and a single storey rear extension. A bay window and canopy is also proposed to the front as well as enlarged hardstanding and parking area.

2.3 The main extension to the side will project 900mm forward from the main front elevation of the house following the building line of the existing flat roof garage and will be 4.0m in width and 10.6m in depth, being set a minimum of 1.0m away at its nearest point from the adjacent side boundary with the neighbouring dwelling 28 Burnham Road.

2.4 A smaller set back extension is proposed further to the rear to incorporate an ensuite bathroom and utility room. This incorporates a step design from the main side extension with a set down roof line and is set back 5.0m from the front of the property.

2.5 The roof of the main two storey element of the proposal continues the ridgeline from the existing roof across the width of the extension. The two storey forward projecting element will form a transverse gable within the front elevation.

2.6 At the rear of the property the single storey extension will project 3.0m in depth and 13.2m in width and will be set 2.0m away from the adjacent side boundary. A mono pitched roof is proposed to this measuring 2.5m and 3.7m to the eaves and ridge respectively.

2.7 The proposal also includes replacing the existing ground floor living room window and changing it to a bay window, and erecting a covered porch over this window and the main front door. This will project 600mm and have a mono pitch roof. An area of additional hardstanding is proposed to form an additional car parking space at the front.

2.8 Windows are proposed to the front and rear elevations of the property and matching materials are proposed throughout.

3.0 SITE AND SURROUNDINGS:

3.1 The application relates to a two storey detached dwelling situated on a corner plot. The property is a relatively modern dwelling within a suburban estate of similarly aged and designed properties. The property itself is located at the end of a crescent of four detached properties accessed off a minor road. The property located immediately to the north of the application site is set at an angle to, and is slightly forward and elevated from the application site. This dwelling has a conservatory to the rear. To the front of the property there is an area of informal green space with semi-mature trees on it, beyond which are further residential properties. To the rear, the property faces the gable end of a chalet style bungalow, with three windows in the gable elevation facing the application site. The two windows at ground floor level are obscure glazed and the one at first floor is clear glazed.

3.2 The application property has an attached garage to the side and a conservatory to the rear. The boundary treatment to the west of the site consists of a fence approximately 1.5m high and a low brick wall. The boundary treatment to the rear of the property is a mix of 1.8m high wooden fence and planting. Approximately 1m high fence forms the boundary treatment with the neighbouring dwelling 28 Burnham Road.

3.3 The application property is different in design to the three other properties in the immediate street scene. These are all characterised by front gables, one of which (26 Burnham Road) has been extended to the side.

4.0 RELEVANT PLANNING HISTORY:

4.1 33/151/03/FU – Single storey side extension. (Approved 2003)

5.0 HISTORY OF NEGOTIATIONS:

5.1 Revised plans have been submitted to correct minor discrepancies identified on the plans and to remove the proposed boundary treatment that was initially included on the application.

6.0 PUBLIC/LOCAL RESPONSE:

6.1 No response to neighbour notification letters . Posted on 19.12.11. Expired 16.1.12

7.0 CONSULTATIONS RESPONSES:

7.1 None

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 BD6: Design considerations

8.3 Supplementary Planning Guidance:

Draft Householder Design Guide

HDG1: Extensions must respect the character of the dwelling and the wider area

HDG2: Extensions must not unreasonably impact upon the amenity of neighbours

8.4 National Policy:

PPS 1: Delivering Sustainable Development

9.0 MAIN ISSUES

1. Streetscene/design and character
2. Residential amenity
3. Other issues

10.0 APPRAISAL

Design and Character

- 10.1 Planning Policy Statement One: Sustainable Development states that “design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted”. Leeds Unitary Development Plan Policy GP5 states that “development proposals should resolve detailed planning considerations including design” and should seek to avoid “loss of amenity”. Leeds Unitary Development Plan Policy BD6 states that “all alterations and extensions should respect the form and detailing of the original building”. This advice is expanded and elucidated within the Draft Householder Design Guide.
- 10.2 There are two main issues which need to be addressed in relation to design and character which are the impact of the proposal upon the character of the dwelling, and its impact on the wider area.
- 10.3 As noted above, the property is one of four situated on a small crescent on Burnham Road and is slightly different to its immediate neighbours which are all characterised by front gables. The extension proposed introduces a modest forward projecting transverse gable to the front. This design approach is considered to broadly respect the character of the dwelling and wider area given the appearance of its immediate neighbours. The property is set slightly back from its immediate neighbour and so the extension will sit back behind the frontage of No 28 Burnham Road, it will also remove the existing flat roof to the garage and introduce a design feature which is in keeping with its immediate neighbours and which is more compatible with those neighbours. A distance of 3.0m will remain between no 28 and 30 Burnham Road which is adequate to maintain visual separation and space between the properties. The design approach to the extension is therefore considered acceptable and maintains the character of both the property and the wider streetscene.
- 10.4 The rear extension proposed is considered respectful of the proportions and design of the original property. The roof pitch mirrors the original and the window proportions and arrangements are in scale. The materials proposed are in keeping and raise no issues of concern.
- 10.5 The small stepped side extension is set 5m back from the property frontage and given the angled nature of no 28 and 30 Burnham Road there will be no direct view of this part of the extension within the wider streetscene. Nevertheless this element is designed so that the roof pitch and proportions are respectful of the original property and materials will match the existing. On balance therefore the proposal is considered acceptable in this regard.
- 10.6 The bay window and porch area to the front are respectful in relation to the original house and are proposed in matching materials.
- 10.7 Given all of the above, whilst there are a number of different elements proposed the extensions in totality are considered to be of a coherent form which respect and add character to the original property and the wider streetscene and as such they are considered acceptable in this regard.

Residential Amenity

- 10.8 Policy GP5 (UDPR) notes that extensions should protect amenity and this advice is expanded further in policy HDG2 which notes that “all development proposal should

protect the amenity of neighbours. Proposals which harm the existing residential amenity of neighbours through excessive overshadowing, overdominance of overlooking will be strongly resisted”.

- 10.9 At ground floor the rear extension projects no closer to the rear boundary than the existing conservatory and a distance of 8m will be maintained. This is in accordance with Neighbourhoods for Living Guidance. Along the boundary is a 1.8m high fence and planting and this is proposed to be maintained. At first floor level there will be an additional bedroom window. This will be 11.5m away from the rear boundary and no greater distance than the existing rear elevation upper floor bedroom windows. As such no issues of concern are raised in relation to this aspect.
- 10.10 In relation to the side extension an existing side gable window will be removed and replaced with a blank elevation. A gap of 3m is maintained between the properties and both side elevations (No 28 and No 30) are blank. A condition is also suggested to prevent any side facing windows being inserted in the future. As such the proposal is acceptable in this regard.
- 10.11 The proposal is considered acceptable in respect of overshadowing. The extensions do add a reasonable degree of additional massing close to the common boundary with No 28 Burnham Road. Shadow assessments have demonstrated that little additional shadow will be cast onto the neighbouring properties useable amenity space with the bulk of any impact being in the gap between the two blank side elevations. As such given the size and scale of the extension coupled with the offset to the boundary means that no significant harm is anticipated.
- 10.12 The proposal raises little concern in respect of overdominance. The main impact would arise from the two storey side extension and the proximity of the common boundary. However, given that the side elevation of the nearest property is blank coupled with the angled nature and alignment of the properties no issues are envisaged in this respect. The bulk of the two storey extension is set well forward of the rear elevation and main garden of No 28 Burnham Road. As such the proposal is acceptable in this regard.
- 10.13 In order to be considered acceptable in respect of highway safety development proposals must not prevent two cars parking within the curtilage of the site. The development proposed incorporates a garage and although this is less than the recommended (3x6m) size set out in the SPD ‘Manual for Streets’ as the proposed garage measures approximately 5.2m. This however is the length of the original garage and the garage is to be widened to 3.6m. In any case the extended hardstanding is large enough to accommodate two vehicles. As such the proposal is acceptable in this regard and raises no undue concerns.

Representations

- 10.14 No representations have been received in relation to the application.

11.0 CONCLUSION

- 11.1 The proposed development is considered to achieve a coherent and respectful design that does not impact upon the amenity of neighbours and as such is considered to be acceptable having regard to UDP policies and advice in the Draft Householder Design Guide.

Background Papers:

Application file: 11/05227/FU

Certificate of ownership: Signed by applicant.

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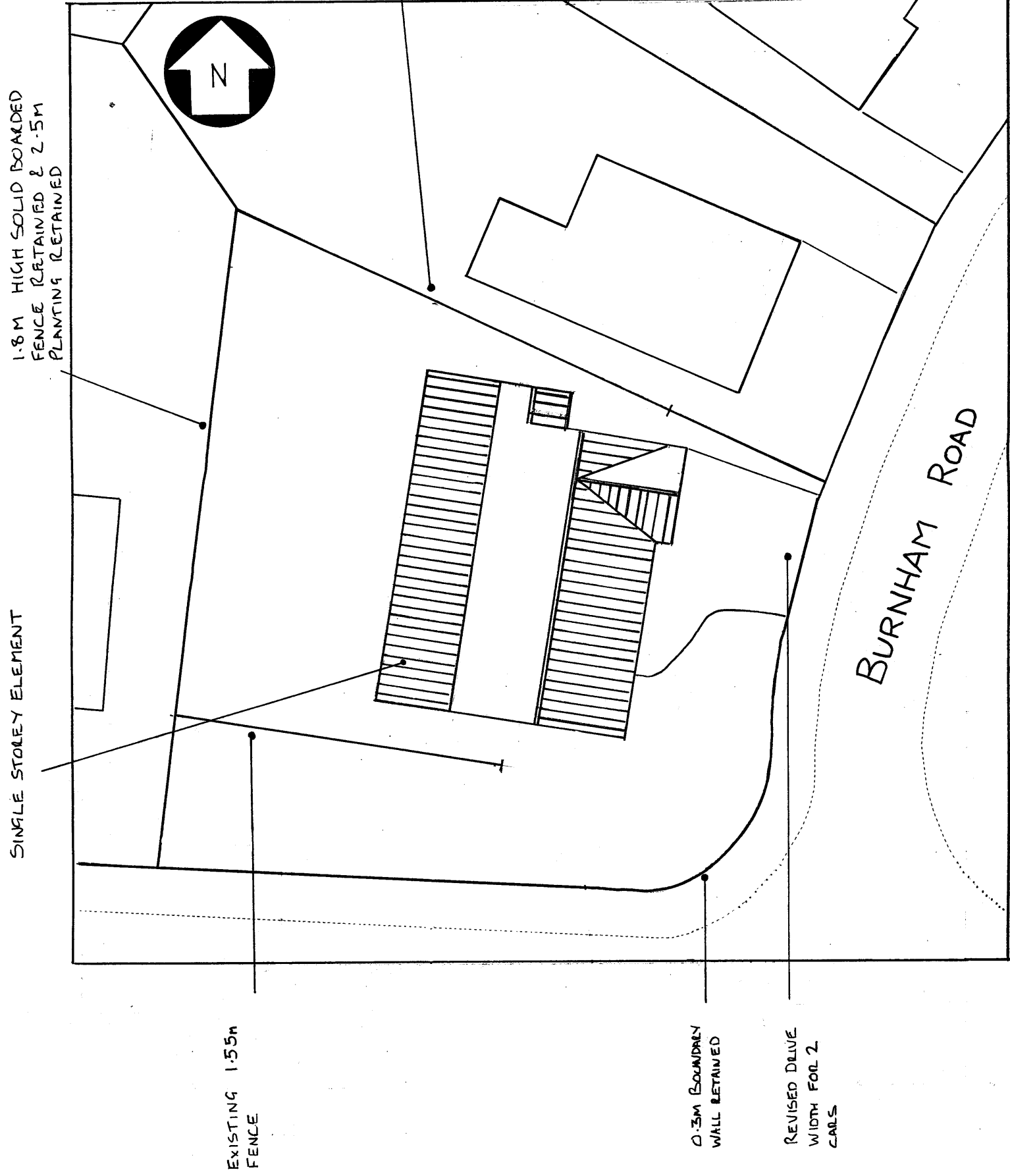
DRAWING No 5

REV A

FENCE LINE ON SOUTHERN BOUNDARY AS EXISTING

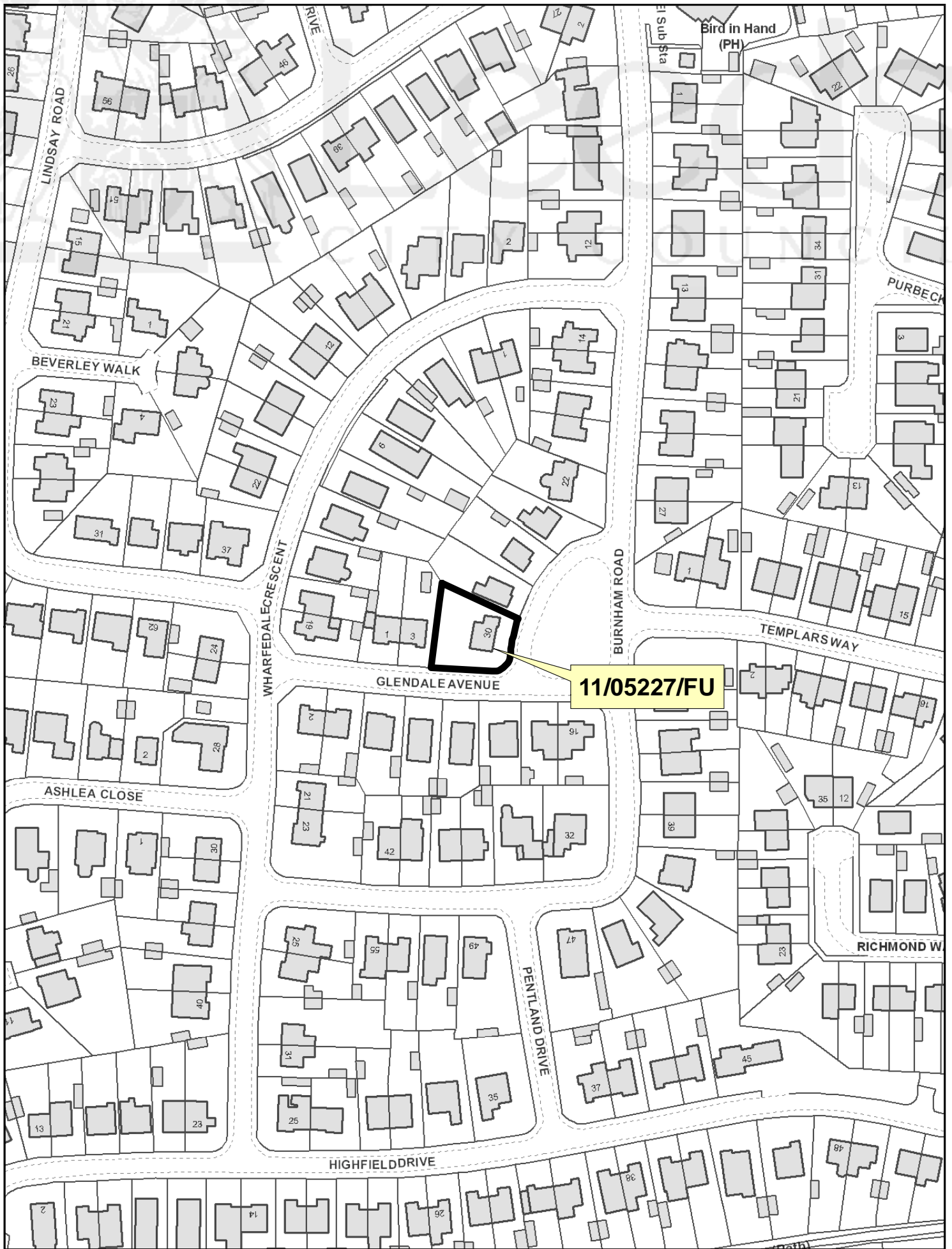
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LEEDS CITY COUNCIL
20 JAN 2012
REVISED



SCALE 1 : 200

PROPOSED SITE PLAN
AND ROOF PLAN



EAST PLANS PANEL

