



Report of the Chief Planning Officer

PLANS PANEL WEST

Date: 29 March 2012

Subject: APPLICATION NUMBER 12/00244/FU – Partial demolition, alterations, two storey and first floor extensions to offices, with reconfigured car parking layout, Airedale House, Park Road, Guiseley, LS20 8EH

APPLICANT	DATE VALID	TARGET DATE
J M Glendinning (Insurance Bankers) Ltd	30.01.2012	26.03.2012

Electoral Wards Affected:

Guiseley and Rawdon

Yes

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.

1. Standard 3 year time limit.
2. Details of approved plans
3. Samples of materials to be submitted, walls and roof, doors and windows
4. Car parking layout to be in place prior to first use
5. Off site highway works to be complete prior to first use
6. Travel plan measures to be in place prior to first use and retained for lifetime of development
7. Prior to commencement the developer shall agree in writing details of the tree works required to the Oak tree in the adjoining neighbours garden overhanging the site. The works shall be done prior to the commencement of development.
8. Tree protection measures to be in place prior to commencement
9. Existing hedgerow adjacent to adjoining dwelling house to be protected and retained for the lifetime of the development
10. The Local Planning Authority shall be notified a minimum of seven days in advance of the Start on site hereby approved to attend a tree/vegetation protective pre-start meeting. This meeting shall coincide with the completion of any approved tree works (such as

fellings and pruning) and after tree/vegetation protective fences and ground protection measures have been installed in accordance with previous conditions 7,8 and 9

11. Landscape scheme to be approved prior to commencement and implemented within first planting season after occupation.
12. Bin and cycle store details to be approved
13. Standard land contamination conditions

In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), the Regional Spatial Strategy 2008 (RSS) and The Development Plan, the Leeds Unitary Development Plan Review 2006 (UDPR).

GP5;T2;T7a;T24;N19;BD6:

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

Informative

In relation to condition 10, the purpose of the meeting will be to check tree/ vegetation protective fencing locations and the specification of the protective fencing. To also check additional ground protection measures. To agree any further protection measures /restrictions and to agree the timing of any further meetings with the Tree Officer.

(Pre Start on site shall mean before any materials or machinery are brought onto the site and before any demolition/ site clearance, contamination works or soil stripping, grading operations etc)

1. INTRODUCTION:

- 1.1 This application is brought before Members at the request of Ward Councillor Graham Latty on the grounds that the proposal would result in an increase of on street car parking to the detriment of residential amenity.

2. PROPOSAL:

- 2.1 The proposals involve the reconfiguration of the layout and external alterations and part first floor extension of the existing building on site to accommodate additional office space. A two storey extension will also be at the rear of the site. The alterations and extensions would be built in matching materials to the existing which includes stone, render and natural slate.
- 2.2 The existing car parking layout will also be reconfigured to provide additional car parking off street. In total 18 car parking spaces are proposed which is an increase of 4 over the existing situation. The site currently has 590sq.metres of floorspace over ground and first floor. The proposal would increase the extent of floorspace by 134sq. metres to provide a total over 724sq. metres over the ground and first floor.

3 SITE AND SURROUNDINGS:

- 3.1 The site lies in a suburban residential area, to the south-west of Guiseley town centre. The locality is residential in character and dominated by traditional styled post war semi-detached properties, and older stone built terraced dwellings. The site lies adjacent to a Conservation Area which is situated to the east of the site. A small sector of the site, and stone boundary wall which lies to the southern boundary lies within the Conservation Area.
- 3.2 The site itself consists of a mainly stone built, single storey building with hipped roof, which has two more modern extensions which are rendered. The site operates as offices. The site has small curtilage areas around the building which are hard-surfaced and used as parking for its employees/ visitors. The site lies at a corner location and has boundaries to roads to three sides, Hawksworth Avenue to the north, Back Lane to the east, and Park Lane to the south. An end terrace property lies adjacent to the side to the west.

4 RELEVANT PLANNING HISTORY:

- 4.1 The following planning history on the site is considered relevant:-
- 06/03264/OT: Outline application to demolish existing buildings and erect a 3 storey block of 13 flats. **Refused** in 2006 because of over development of the site, limited space for parking and amenity and harm to character of the conservation area.
 - 10/05484/FU: First floor extension including part 2 storey element and creation of new car park. **Withdrawn** due to concern over the design of the extensions and also due to issues around car parking and increased capacity
 - 11/05103/FU: Partial demolition, alterations, two storey and first floor extensions to offices, with reconfigured car parking layout. **Withdrawn** to enable the applicant to conduct his own community consultation event which was attended by local residents and Councillor Latty.

5 HISTORY OF NEGOTIATIONS:

- 5.1 There have been pre-application discussions prior to this application being submitted. The pre-application discussions considered several different design options for the site including an option of demolishing the existing buildings and erecting a new purpose built office block on the site.
- 5.2 Since the new build option was discounted due to the size of the block a reconfiguration of the existing buildings on site with alterations and extensions was reconsidered. The current application has developed from this discussion and whilst not without some constraints it is considered by the applicant to be the only solution that meets the floorspace needs to enable him to stay on site whilst improving the car parking situation and not resulting in a building which is out of scale or character with its surroundings.

6 PUBLIC/LOCAL RESPONSE:

- 6.1 This application was advertised by Site Notice on 02/03/2012. There have been 3 letters of representation have been received which neither object nor support including Councillor Latty's request for the application to be heard by Panel. The following issues have been raised:
- No objections with the proposed extension or the alterations to the building.

- Concerns over the increase of floorspace which will add to the problems of on street car parking in the area.
- The developer should be made to have a travel plan and promote car sharing schemes
- Parking permits and double yellow line road restrictions should also be considered

7 CONSULTATION RESPONSES:

7.1 **Highways:** No objections to the application. The addition of 4 car parking spaces is sufficient to meet the needs of the extra floorspace being created and the introduction of TROs and travel planning measures should assist the on street parking issue in the area.

7.2 **Land Contamination:** No objection subject to conditions

8 PLANNING POLICIES:

8.1 As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004 this application has to be determined in accordance with the Leeds Unitary Development Plan (Review 2006) unless material considerations indicate otherwise.

Development Plan:

8.2 The most relevant Policies in the adopted Leeds Unitary Development Plan are listed below.

- Policy GP5 refers to detailed planning considerations and states that development proposals should seek to avoid loss of amenity.
- Policy BD6 refers to the consideration of building extensions and alterations which should respect the scale, form and detailing of the area and host building.
- Policy N19 refers to development proposals which should preserve or enhance the character of a conservation area
- Policy T2 seeks to avoid any harm or detriment to all users of the highway.
- Policy T7a states that all development must provide adequate and secure means of cycle storage.
- Policy T24 sets out specific criteria for parking provision.

Supplementary Planning Guidance

Neighbourhoods for Living SPG

Guiseley Conservation Area Appraisal.

National Guidance/Statements:

8.3 In addition to the principal elements of planning policy other advice contained in Planning Policy Guidance Notes and replacement national Planning Policy Statements (PPS) may be relevant, including;

- PPS-1 – Delivering Sustainable Development This PPG sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system.

- PPS-4 Planning for Sustainable Economic Growth. This sets out the Government's comprehensive policy framework for planning for sustainable economic development in urban and rural areas.
- PPS-5 Planning for the Historic Environment. This sets out the Government's approach to protecting and enhancing conservation areas and listed buildings and historic assets.

Emerging Core Strategy

- 8.4. The Publication Draft of the Core Strategy was issued for public consultation on 28th February 2012 with the consultation period closing on 12th April 2012. Following consideration of any representations received, the Council intends to submit the draft Core Strategy for examination. The Core Strategy sets out strategic level policies and vision to guide the delivery of development investment decisions and the overall future of the district. As the Core Strategy is in its pre submission stages only limited weight can be afforded to any relevant policies at this point in time.

9 MAIN ISSUES:

- 9.1 Having considered this application and representations, it is considered that the main issues in this case are:
- Principle of the development
 - Impact on the adjacent conservation area from the design and appearance of the alterations and extensions proposed
 - Impact on the living conditions of neighbouring residents
 - Highway safety and car parking

10 APPRAISAL:

- 10.1 The site is in use as an office for an Insurance Broker. Although the site is outside of the defined town centre it is still possible to extend existing commercial premises and not adversely affect the vitality and viability of the defined town centres. The scale of the extension is under 200sq.metres. Extensions below 200sq.metres do not require any impact assessments as this level of extension is considered relatively small such that no serious harm is envisaged on the commercial premises within defined town centres. As such the principle of the extension is acceptable and in accordance with PPS4.
- 10.2. The extensive pre-application discussions has resulted in various design options to try and meet the owners needs. The current design is considered the best option taking account of all the material planning considerations. The challenge of providing the floorspace the owner needs so that he can stay in the current premises whilst trying to make improvements to an acknowledged parking problem in the area has been central to this design option. In addition the impact on the setting of the adjacent conservation area from the design and appearance of the alterations and extensions proposed is also an important consideration in the determination of this application.
- 10.3. The design and appearance of the extensions and first floor alterations including the dormers is considered acceptable. The scale of the alterations and extensions is considered to relate to the domestic scale which is a characteristic of the area. The proposed two storey rear extension located adjacent to the boundary with Park Road is considered to sit comfortably in the street scene. The change of ground levels and

the screening afforded by the row of TPO'd trees in the neighbouring gardens help to soften this element of the proposal. The use of materials to match the existing building also complement the surrounding stone and render faced properties which is also considered positive.

- 10.4. The proposed alterations and extension are not envisaged to result in any harm to the amenity of the neighbouring residents by reason of size, siting or appearance. The alterations to the existing building do not result in any increases of height or footprint in close proximity to the adjoining dwelling. The introduction of the dormers to the first floor front and side elevations is not envisaged to result in over looking of habitable room windows and sufficient distances are retained to protect privacy. The proposed two storey extension at the rear of the site is set back from the neighbour's boundary and its size is largely screened from views by the existing buildings on site and also by the mature Oak tree in the neighbours garden. Overall the physical alterations should not adversely affect residential amenity.
- 10.5. The key issue in the delivery of this application has related to the need to improve the existing car parking both on site and on street around the road junction of the site. Currently there are 14 spaces available on site, the existing floorspace area would require up to 20 spaces to be provided. Given the historical nature of this site officers have in this instance accepted the existing situation as the starting point for negotiations about how to improve the parking and highway safety concerns in the vicinity of the site. The parking requirement generated by the increase in floorspace is 4-5spaces. The current layout shows that 18 off street spaces could be provided which effectively mitigates the impact of the increases in floorspace. The applicant has indicated that should he get planning permission and implement the plans he could employ an additional 10 people. This is a positive element of the application but clearly adds more people and activity into this busy area. Pedestrian and vehicular activity in this location is significant, particularly during the am and pm peak times and at school arrival and departure times. Accordingly Traffic Management Measures in the form of waiting restrictions are required on Back Lane and Hawksworth Avenue in the vicinity of the site. The extent of these measures will be subject to detailed design and consultation and will require the applicant to enter into a Section 278 Agreement (Highways Act 1980) with the Council. The applicant will be required to fund the full cost of Traffic Regulation Orders.
- 10.6. The over-all scale of the proposals falls below the threshold for requiring the submission of a Travel Plan or Travel Plan Statement. The applicants have however submitted a Travel Plan Statement which aims to promote sustainable alternatives for travel to/from the site. The applicants have indicated that they will appoint a Travel Plan co-ordinator and that they intend to join the West Yorkshire Travel Plan network.

11 **CONCLUSION:**

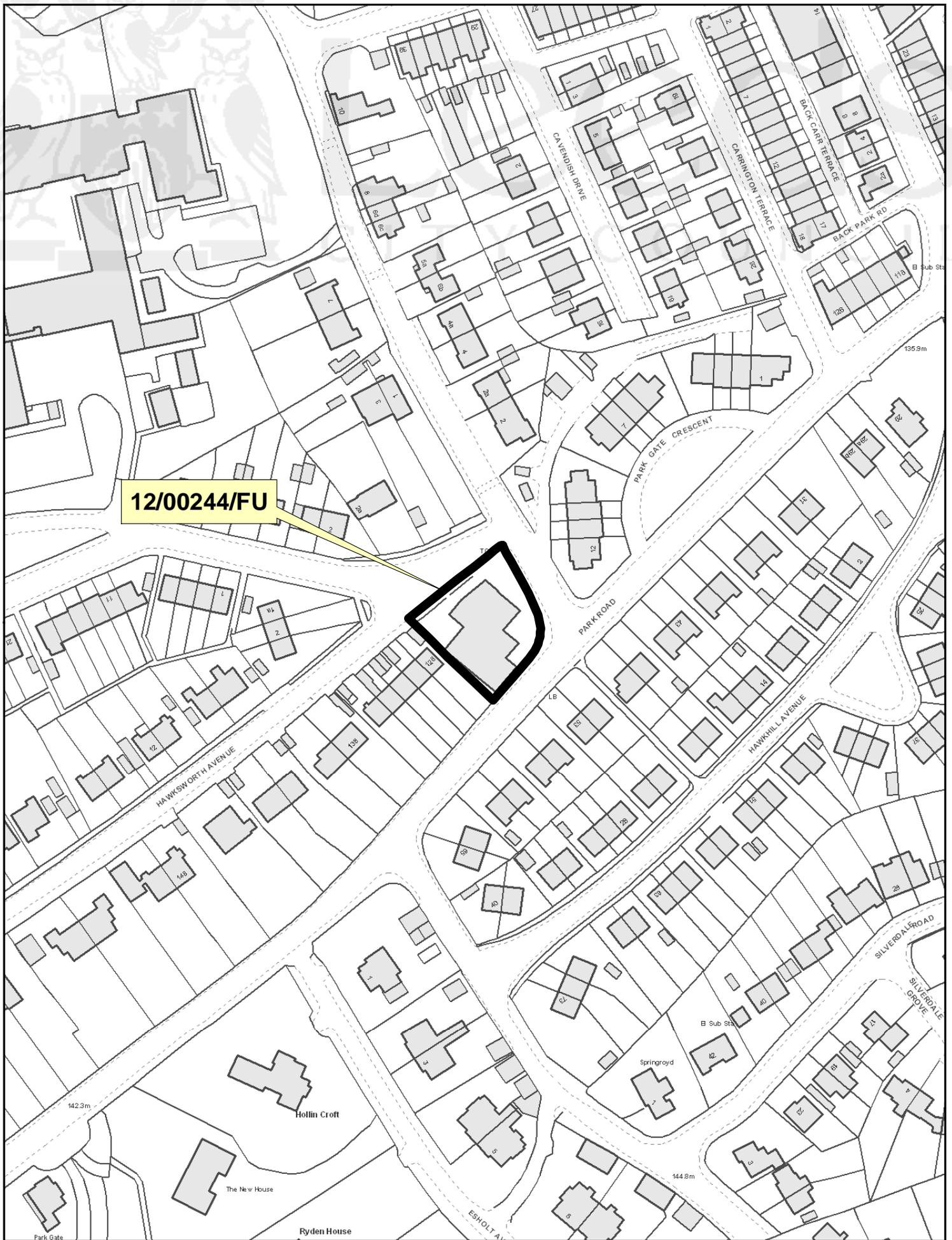
- 11.1 Officers consider that on balance the application should be supported. The design and appearance of the proposed extensions and alterations has evolved into a form which will not look out of character with its surroundings and although increasing the mass and footprint on site is considered to look appropriate in scale and detailing for this residential area and having regard to the setting of the adjacent conservation area. In addition the benefits of retaining an existing business in situ whilst enabling it to grow and employ people is a strong material consideration.
- 11.2 The applicants' and officers have taken the opportunity to do as much as is possible to try and improve the existing highway safety and overspill car parking which is

taking place in the locality. Whilst not providing a complete solution it is considered that the applicants have as a minimum mitigated the impacts of their own development proposal and beyond that improved the safety around a busy road junction where people not connected to the applicant's site also park and cause highway safety problems. The applicant's commitment to promote a travel plan also adds weigh to this recommendation in this instance.

11.3 As such approval is recommended.

Background Papers:

Application and history files.



12/00244/FU

WEST PLANS PANEL

