



Report of the Chief Planning Officer

PLANS PANEL WEST

Date: 29th March 2012

Subject: PRE-APPLICATION PRESENTATION (PREAPP/11/00782)

REDEVELOPMENT OF 65-71 ST ANNS LANE, KIRKSTALL, INCLUDING PARTIAL DEMOLITION OF THE MAIN BLOCK AND DEMOLITION OF THE GATEHOUSE, TO BE REPLACED WITH A NEW 3 STOREY EXTENSION, TO FORM 15 FLATS, AND THE CONSTRUCTION OF A PAIR OF SEMI-DETACHED PROPERTIES

APPLICANT

Leeds and Yorkshire
Housing Association

DATE VALID

N/A

TARGET DATE

N/A

Electoral Wards Affected:

Kirkstall

Y

(Ward Members consulted
referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

Members are asked to consider the scheme as presented and are invited to comment on the proposals at this stage.

INTRODUCTION:

This proposal is brought before Members to provide an opportunity for Members to comment on the issues raised in this report.

2.0 PROPOSAL:

- 2.1 The proposal seeks to partially demolish the existing property at 65-71 St Anns Lane, and totally demolish a separate detached former gatehouse, and replace these with a new larger combined 3 storey extension. The proposed extension occupies a larger footprint than the existing structures which are to be demolished and will effectively remove the existing gap which exists at present between the main building and gatehouse. This extension along with alterations to the remaining building would result in 15 new apartments.
- 2.2 The proposed extension is to have facing material of stone and lightweight cladding panels, and includes both pitch and flat roofs, with Juliet balconies. The proposed extension has been divided into 3 separate sections. The first section is located where the existing gatehouse is at present, and has a similar siting and appearance of the gatehouse (although larger), this adjoins a 3 storey flat roof section (which is located on the existing parking area) which then links into a new 3 storey stone replacement extension to the main block which has pitch roofs.
- 2.3 It is also proposed to construct a new rear parking area on land which is currently grassed, which lies to the rear of the building, and construct a pair of semi-detached properties, to the rear of 65 -71 St Anns Lane. These proposed properties would be accessed from St Ann's Square.
- 2.4 The site is owned by a Housing Association and the scheme would deliver additional affordable housing which would be owned and managed by Leeds and Yorkshire Housing Association. The scheme would be part funded by the Homes and Communities Agency, and the applicants have stated this funding is dependant on delivering a scheme of 17 units.

3 SITE AND SURROUNDINGS:

- 3.1 The application site consists of a former Victorian Villa and a detached gate house. The original building is stone built, two storey in height, and has a hipped slate roof. The building appears to have been constructed in the 1850's and is at present sub-divided into self contained flats. The building would have originally had a symmetrical appearance. The property has later (circa 1890) rear extension to the building, this extension matches the design and materials of the original building.
- 3.2 The property benefits from landscaping areas to all sides. The property has a large garden area which lies to the rear of the property (which faces east). The site contains 4 protected trees. Access into the site is from St Ann's Lane and a parking area exists between the former gatehouse and main building.
- 3.3 The site lies in an established residential area which lies between the main settlements of Kirkstall and Headingley. The locality is mixed in character and is made up of both stone built Victorian properties and increasingly modern 1960's styled, suburban properties. This site lies within a group of Victorian villa's which lie on this eastern side of St Anns Lane. These properties are separated from the road by a stone wall which is approximately 2m in height. The site lies opposite the former Boston Diner site, where only the former gatehouse now remains.

4 RELEVANT PLANNING HISTORY:

- 4.1 There are no records of any previous planning applications to redevelop this site.
- 4.2 Members may recall that planning consent was granted by Plans Panel West, on 8th December 2011 (Planning Application 11/04581/FU) for the change of use of the adjacent building which lies to the north of this site, from a hostel to student accommodation.
- 4.3 This site also lies opposite the Boston Diner site. Members may recall this site, which has a long and complex planning history. Planning consent was granted for the development of 12 houses upon this site on 22nd March 2010 (Planning Application 09/03799/FU), following resolution at Plans Panel West on 17th December 2009.
- 4.4 Prior to this application, an appeal against the refusal of 48 flats and 5 separate dwellings (Planning Reference 24/412/05/FU) was dismissed on 15th May 2008, following a refusal by Plans Panel West.

5 HISTORY OF NEGOTIATIONS:

- 5.1 Officers have been in negotiations with the architects appointed by the Housing Association who own the site. Originally the proposal was for the complete demolition of the existing buildings on the site, and a replacement new apartment block scheme. Officers were not in support of this proposal and considered the existing building should be retained, given its historical value and architectural merit, as it lies within a group of 3 Victorian villas which all have gatehouses, along this side of St Ann's Lane.
- 5.2 This proposal was then revised in response to officer preference to retain the existing building upon the site. Concerns have been expressed mainly over the size and mass of the proposed extension and the fact it in-fills the existing gap between the gatehouse and the main building, the principle regarding the loss of protected trees on site, the relationship of the proposed development to the existing street scenes, the size and usability of the rear garden for the proposed semi detached properties, and the proximity of the new parking area in relation to the existing block of flats which lie adjacent on St Ann's Way.
- 5.3 The proposed scheme was presented to the Design Review Panel on 14th March 2012. The Design Review Panel raised concerns to the height/ massing of the proposed extension, and its relationship to the part of the existing building which is to remain, particularly as the proposed extension is taller than the existing building. Officers considered that the site offers ample space for a development scheme, which would retain the 17 units proposed, and options should be explored to develop the east facing lawn area, where the parking area and pair of semi-detached houses are currently proposed.

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 This proposal is at pre-application stage only and has therefore, not been advertised.
- 6.2 Ward Members were advised of the proposal by e-mail on 2nd March 2012. All three Ward Members have responded raising concerns which relate to amount of development proposed, and the loss of the protected trees.

7 CONSULTATION RESPONSES:

- 7.1 The Highway Authority was consulted on the previous application and are happy with the level of parking proposed, and have raised no objections to the proposal.
- 7.2 The Tree Officer objects to the removal of two protected trees on site, stating they are in good health, and have high public amenity value, which have a positive contribution to the character of the locality. There is no justification for the removal of this protected trees, and any redevelopment scheme for this site should retain these protected trees.
- 7.3 The Conservation Officer have raised concerns regarding the proposed replacement extension and consider that the main building is a 'non designated heritage asset'.

8 MAIN ISSUES:

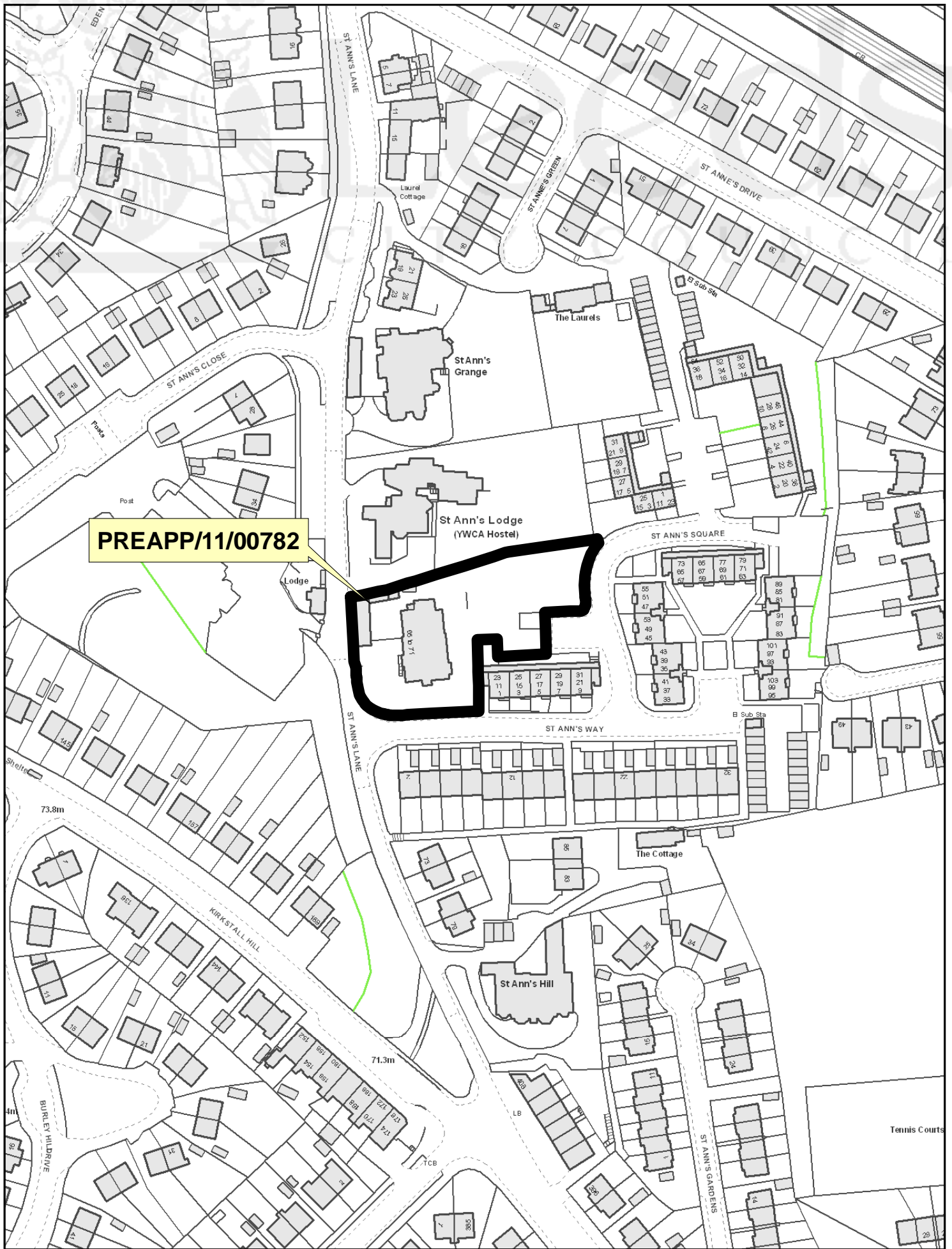
- 8.1 The applicants seek guidance as a pre-application submission. Officers are still in discussion with the applicants over a number of outstanding issues, regarding the principle of the loss of two protected trees, the mass/ size of the proposed extension, its design/ appearance, and the siting / layout of the proposed semi-detached properties, and subsequent level of amenity offered to the future occupiers of these dwellings. Officers have raised concerns that the level of development proposed constitutes the over-development of the site.

9 CONCLUSION:

- 9.1 Members are asked to consider the contents of this report and presentation and their comments are invited with particular regard to :
- Is the principle of the partial demolition of the building acceptable?
 - Is the principle of the demolition of the former gatehouse acceptable
 - Is the loss of two protected trees on site acceptable?
 - Is the siting/ mass/ height of the proposed new extension acceptable
 - Is the design and materials of the proposed extension acceptable?
 - Are the private garden areas of the proposed semi-detached properties acceptable?
 - Is proximity of the new parking area to the existing flats on St Ann Square acceptable?
 - Does the fact the proposal is developed by a Housing Association to deliver affordable housing outweigh any of the concerns raised?

Background Papers

Files 11/04581/FU, 09/03798/FU and 24/412/05/FU



PREAPP/11/00782

WEST PLANS PANEL

