



Report of the Chief Planning Officer

PLANS PANEL WEST

Date: 26th April 2012

Subject: PLANNING APPLICATION 12/00564/FU – Change of use of ground floor and first floor workshops to offices and first floor extension at 230 Stanningley Road, Bramley, Leeds LS13 3BA

APPLICANT

Mr E. A. Hanley

DATE VALID

24th February 2012

TARGET DATE

20th April 2012

Electoral Wards Affected:

Bramley & Stanningley
Armley



Ward Members consulted
(Referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

APPROVE planning permission subject to conditions

- 1/. Time limit of three years
- 2/. Development to be carried out in accordance with approved plans
- 3/. Walling and roofing materials and fenestration to match existing
- 4/. Reason for full approval:

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 National Planning Policy Framework, 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).

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.

1.0 INTRODUCTION

1.1 This application for full planning permission for the extension and conversion of existing workshops to offices is brought before members because the applicant is a serving Ward Member. The proposed development is considered acceptable in terms of its impact on highway safety and visual amenity, and is therefore recommended for approval subject to conditions.

2.0 PROPOSAL

2.1 This application is a 'like-for-like' resubmission of previous approval 07/06598/FU, which has now lapsed and cannot thus be implemented. It is proposed to erect a small first floor extension above the ground floor toilet block and entrance lobby, and change the use of the ground and first floor workshop, store and canteen to form an enlarged office space and training room.

2.2 The new first floor extension will be constructed with roofing and walling materials to match the existing buildings on site. Two new 'Velux' type lights will be installed in the new roof and will match those to the existing building. Other elevational changes are proposed on the eastern side of the courtyard which comprise the creation of a new fire escape door and the replacement of an existing door with a window. An internal staircase will be repositioned to make more efficient use of the available floorspace.

2.3 The proposal will result in the conversion of existing workshops to offices and a 48m² extension giving a total of 341m² on this site. The offices will be used for administrative purposes by the National Society for the Prevention of Cruelty to Children (NSPCC) who already occupy space within this complex of buildings.

3.0 SITE AND SURROUNDINGS:

3.1 The site comprises an attractive group of Victorian stone buildings with modern tiled roofs grouped around a sloping stone cobbled courtyard off Stanningley Road, Bramley. The buildings are currently in mixed B1 uses as workshops and offices. There are a number of industrial / commercial uses to the rear including a red-brick printing works. There are dwellings to the west of Bath Street, set well back from Stanningley Road.

3.2 This part of the busy Stanningley Road corridor is essentially commercial in character interspersed with some residential accommodation. There are approximately 7 unmarked parking spaces to the courtyard and a further 17 allocated spaces in a shared car parking area off Railsfield Mount to the east. The building is not Listed but does fall within the boundaries of the Bramley Conservation Area.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 The application was originally approved in January 2008 subject to conditions to control the external materials. Prior to this there were a number of changes of use of this and other parts of the site between offices, workshop and showroom uses.
- 4.2 A recent application (ref: 11/05055/FU) from the occupiers of the larger factory premises to the rear proposed an extension which would have created 293m² of additional floorspace with no corresponding increase in car parking provision. It was objected to by the Highways Officer on the basis that it could increase demand for on-street parking and ultimately withdrawn pending investigation into possible solutions including provision of an updated Travel Plan for the site.
- 4.3 12/01224/ADV – One non-illuminated sign (pending consideration at time of writing)
- 12/00917/FU – Installation of condenser unit (pending consideration at time of writing)
- 11/05055/FU - First floor extension to form office space with ground floor alterations to printers (withdrawn by agent letter 26th January 2012)
- 08/03106/FU – Alterations and part new raised roof to form first floor office to workshop and reconfiguration of existing off-street car park (approved 23rd January 2009)
- 07/06598/FU – Erection of first floor extension above ground floor toilet block and change of use of ground and first floor workshops, store and canteen to form to form enlarged office space and training room (approved 2nd January 2008)
- 24/129/96/FU – change of use and alterations of covered parking area to offices (approved 29 July 1996).
- 24/396/93/FU – change of use of covered parking area to store and covered parking area with 10 additional off-site spaces (approved 26 July 1994).
- H24/100/90/ - change of use involving alteration of works to works, offices and showroom with 10 covered car parking bays (approved 2 May 1990).
- H24/254/85/ - change of use of offices to showroom (approved 28 October 1985).

5.0 PUBLIC/ LOCAL RESPONSE:

- 5.1 A General site notice (affecting the character of a Conservation Area) was posted on 9th March 2012 and a Press notice published in the Leeds Weekly News on 8th March 2012.
- 5.2 One letter of representation has been received from the adjacent firm of printers, raising the following issues in objection to the application.
- Renovations have been carried out prior to the application being submitted;
 - Highways objected to their recent application on the basis of lack of parking provision forcing its withdrawal, however have not opposed this proposal despite also being deficient in parking provision terms;

- Suggests that this disparity may be the result of Officers giving preferential treatment to an application submitted by a serving Member for works on a building he owns.

6.0 CONSULTATION RESPONSES:

6.1 Highways – no objections to the proposal on the following grounds:

- the increase in new floorspace is modest and will not generate significant additional parking demand
- although the proposal does not comply with UDP guidance in terms of parking, it involves existing light industrial floorspace which can be used for other purposes within the B1 use class without the need for planning permission.
- It is not therefore anticipated that the proposal will exacerbate or introduce issues of additional parking demand compared to the current use of the site.

7.0 PLANNING POLICIES:

Local Planning Policies:

7.1 The Leeds Unitary Development Plan Review (UDP) was adopted in 2001 and the most recent review completed in 2006. The most relevant Policies in the adopted UDP are listed below: -

- Policy GP5 seeks to ensure all detailed planning considerations are resolved as part of the application process including highway safety and the protection of local residents amenities.
- Policy BD6 seeks to ensure that extensions respect the scale, form, detailing and materials of the existing building to which they are attached.
- Policy T2 states that new development should be capable of being served by existing or programmed highways networks, be accessible by sustainable modes of transport and not create or materially add to problems of highways safety or capacity.
- Policy BC7 states that all new developments in Conservation Areas should be carried out in traditional, local materials.
- Policy N19 stipulates that all new buildings and extensions within Conservation Areas should preserve or enhance the character and appearance of that area.

7.2 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.

National Planning Policy

- 7.3 The Coalition Government's National Planning Policy Framework came into force on 27th March 2012, replacing 44 Planning Policy Statements / Guidance Notes and Letters to Chief Planning Officers. Of particular potential relevance to this application are Chapter 1 ('Building a strong competitive economy'), Chapter 4 ('Promoting sustainable transport') and Chapter 12 ('Conserving and enhancing the historic environment').
- 7.4 Bramley Town Conservation Area Statement and Management Plan – approved as a material planning consideration on 11th May 2009. The site lies within Character Area 2 of the Conservation Area and is identified as a positive structure.

8.0 MAIN ISSUES:

- 8.1 Having considered this application and representation, it is the considered view that the main issues for consideration are:

- 1/. Principle of Development
- 2/. Visual Amenity / Impact on the Character and Appearance of Conservation Area
- 3/. Highways and Parking Considerations
- 4/. Representations

9.0 APPRAISAL

- 9.1 The application involves the change of use of workshops (B1 light industrial) to offices which fall within the same use class. The proposed offices are ancillary to existing offices within the complex also occupied by the NSPCC. The principle of the use was accepted under the previous application 07/06598/FU and given that there have been no significant changes to the underlying policy framework during the interim, does not therefore warrant further consideration here.
- 9.2 As such the main issue for consideration is the impact of the extension and other physical alterations to the building, which is an attractive albeit much altered cluster of mid-C19th former workshops arranged around a cobbled courtyard, backing on to a larger complex of later brick factory buildings. The proposed extension above the existing entry lobby and toilet block is of minimal scale and will only be visible from within the courtyard and from Stanningley Road (this part of the building is screened from the north, west and east by the existing buildings); it is considered acceptable in terms of its scale, form, materials and design and will not result in harm to visual amenity.
- 9.3 The remainder of the alterations involve insertion of new windows and roof lights including the conversion of a number of doors to windows. The new windows will be formed of hardwood to match the existing, and the apertures will feature stone heads and sills with surrounding stonework made good. Subject to a condition to ensure that new stonework and roofing materials match the existing (as applied to the previous consent) the proposals are considered compliant with policies GP5, BD6, BC7 and N19 and accord with the objectives of the Bramley Town Conservation Area Appraisal and Management Plan.
- 9.4 Separate applications have been lodged by the NSPCC for a single external air conditioning condenser to the outside wall and for non-illuminated letter signage. These will be considered separately on their merits.

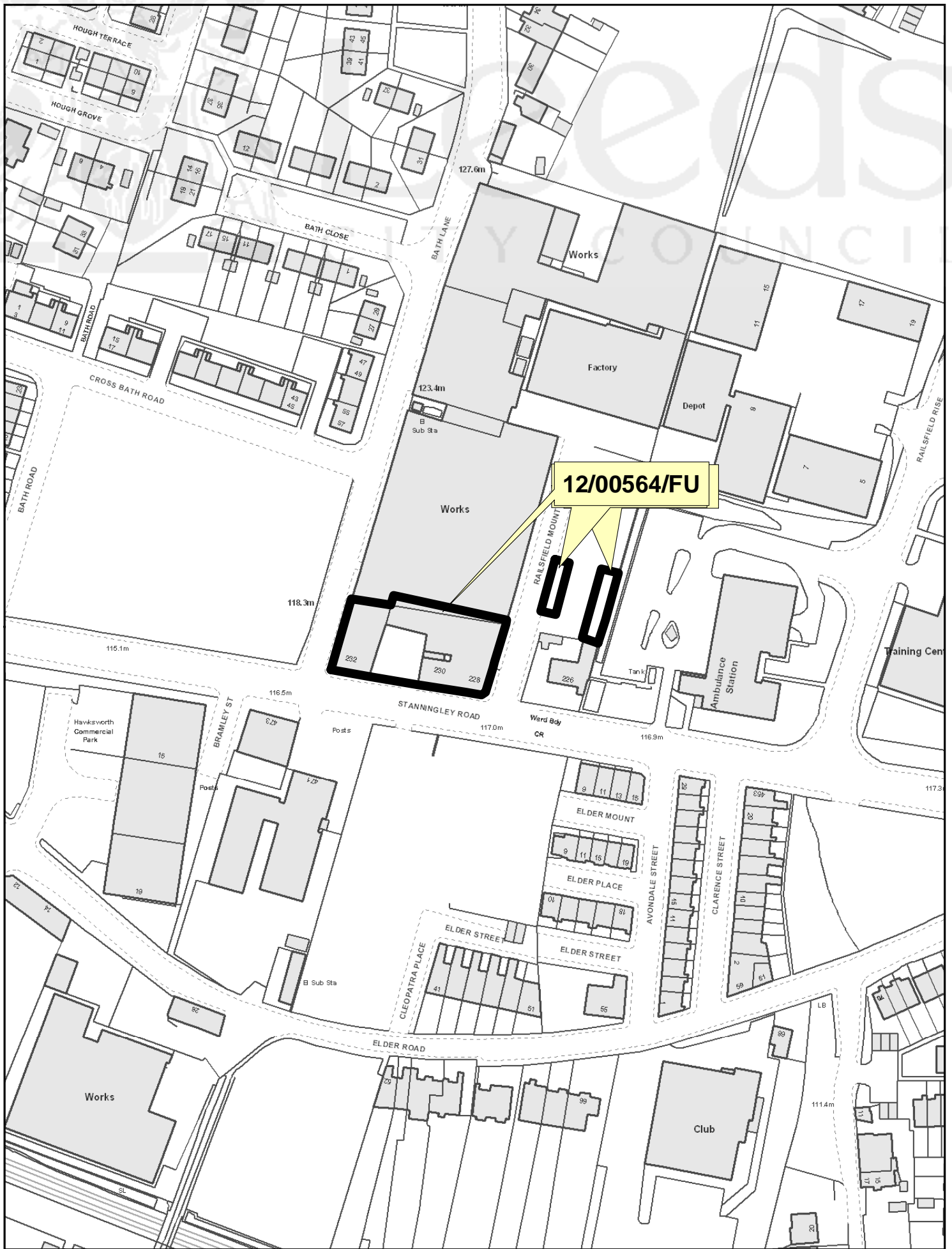
- 9.5 Although the proposed parking provision of 24 spaces is substandard when assessed against the UDP recommendation of 38, it is considered acceptable due to the history of previous approval for the scheme, the fact that the change from workshops to offices takes place within the same use class (B1) and is therefore exempt from control, and because surrounding junctions are protected from the effects of on-street parking by TROs. The extension is small in terms of floorspace (48m²) and will not be used as general office space but as a training / meeting room. As such the Highways Officer has no objection to the proposals.
- 9.6 A written objection has been received from the operator of the larger printing factory unit which backs onto the application premises. In this concern is expressed regarding the perceived disparity in the Highways responses to two applications on the adjacent sites, separated by a timeframe of only a few months and considered by the same Highways officer. In contrast to the 'on-balance' support given to this application, the Highways officer objected to a proposed extension of 293m² to the printing works on the basis that it would introduce potential demand for on-street parking which could not be accommodated on the surrounding highway network. Ultimately a solution could not be found within the timescale and the application was withdrawn and not proceeded with. However the suggested inconsistency in responses can be explained by clear differences in the scale of the two applications and the likely parking generation of each.

10.0 CONCLUSION

- 10.1 To conclude, the proposed extension and fenestration amendments are not considered to result in harm to the character and appearance of the building or its Conservation Area context, nor is the slight increase in net floorspace considered likely to introduce or significantly exacerbate issues of highway safety. The scheme is therefore recommended for approval, subject to the same conditions as were applied to the previous permission which has now lapsed.

Background Papers

Application Files 12/00564/FU and 07/06598/FU



WEST PLANS PANEL

