



**Leeds**  
CITY COUNCIL

Originator: M Walker

Tel: 2478000

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**Report of the Chief Planning Officer**

**PLANS PANEL WEST**

**Date: 16<sup>th</sup> August 2012**

**Subject: APPLICATION 12/02620/FU - Zetland Villas, 85 Long Row, Horsforth, LS18 5AT - Single storey side extension to garage**

**APPLICANT**  
Mr D Newbury

**DATE VALID**  
13.06.2012

**TARGET DATE**  
08.08.2012

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**Electoral Wards Affected:**

Horsforth

Ward Members consulted

**Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

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**RECOMMENDATION:**  
**GRANT PERMISSION subject to the following conditions:**

Conditions

1. Time limit
2. Plans to be approved
3. Justification

**Reasons for approval:** The application is considered to comply with Policies GP5, BD6 or N19 of the Leeds Unitary Development Plan (Review 2006), not cause harm to the character or appearance of the original house, street scene, wider conservation area nor to residential amenity and, having regard to all other material considerations, it is considered that the proposal is acceptable.

## **1.0 INTRODUCTION:**

1.1 Under the terms of the officer/member delegation agreement, all applications submitted by a member of Planning Services staff (as in this case) must be brought before members.

## **2.0 PROPOSAL:**

2.1 The applicant seeks planning permission for the erection of a single storey side extension to the existing detached garage located to the side of the host dwelling.

2.2 The existing garage is constructed from stone, has a metal door set within a timber frame and a pitched roof of rosemary tiles. A black timber fascia is set underneath the line of the tiles.

2.3 The extension is proposed to be 1.5 metres in width, 5.05 metres deep and would feature a 2.5 metre high flat roof.

2.4 A timber infill panel is proposed to replace the existing garage door.

2.5 The applicant proposes the use of timber panels and glazing set within a timber frame.

## **3.0 SITE AND SURROUNDINGS:**

3.1 The site is located within the Horsforth Conservation Area. The site falls within character Zone 3a as identified in the conservation area appraisal. The house is identified as a positive structure within the Conservation Area. The house is also within Character Area 1 in the Horsforth Design Statement.

3.2 The main dwelling is an Edwardian semi-detached stone house. The house and garage are set back from the road and views of the house are softened and filtered through garden planting. The rear garden is screened by close boarded timber panel fencing.

3.3 The surrounding area is typified by Victorian and Edwardian stone houses, a mix of dwelling types including terraces, terraced cottages, semi-detached and detached dwellings.

3.4 The garage is set to the south of the house and is of a traditional form. It is constructed of stone walls with a rosemary tile pitched roof. It has a metal door set within a wooden frame. A black painted timber fascia is set underneath the line of the roof tiles.

#### **4.0 RELEVANT PLANNING HISTORY:**

- 4.1 Reference: 27/208/02/FU  
Address: Zetland Villas 85 Long Row Horsforth 2415 3881  
Proposal: Change of use involving new roof extension & conservatory to existing garage to form one bedroom dwelling

Refused on : 7<sup>th</sup> November 2002 on grounds of adverse impact on the character and appearance of the Horsforth Conservation Area, a loss of a tree and loss of amenity to a neighbouring property and inadequate means of access.

#### **5.0 HISTORY OF NEGOTIATIONS:**

- 5.1 Pre application advice was provided to the applicant on how to best design the garage extension to best fit the outbuilding and wider conservation area under enquiry PREAPP/12/00142. Officers advised the applicant to lower the height of the proposed roof to better conceal the extension from wider views.
- 5.2 Revised plans were submitted for consideration by the Conservation Officer who concluded that the revised design was acceptable. The extension was noted as being subservient to the garage and would not impact on the special interest of the principal positive building on the site. The Conservation Officer also commented that the materials used should also ensure the character is sympathetic to the existing buildings and would not compete with them.
- 5.3 An application based on that advice was submitted on 13.06.2012.

#### **6.0 PUBLIC/LOCAL RESPONSE:**

- 6.1 No responses from neighbours or the general public have been received.

#### **7.0 CONSULTATIONS RESPONSES:**

##### **Statutory & Non-Statutory Consultations:**

None

#### **8.0 PLANNING POLICIES:**

- 8.1 The development plan comprises the adopted Leeds Unitary Development Plan (Review 2006).
- 8.2 Leeds Unitary Development Plan (Review 2006) Policies:  
Policy GP5: General planning considerations  
Policy BD6: General planning considerations  
Policy T2: Refers to parking provision  
Policy N19: Refers to development within Conservation Areas  
Policy BC7: Refers to the use of local materials
- 8.3 Leeds City Council Householder Design Guide Policies:  
Policy HDG1: General planning considerations  
Policy HDG2: General planning considerations
- 8.4 Horsforth Conservation Area Appraisal and Action Plan

8.5 Horsforth Design Statement

8.6 SPG 13 – ‘Neighbourhoods For Living’

## 9.0 MAIN ISSUES

- i) Design and Character / Conservation Area
- ii) Overlooking
- iii) Parking

## 10.0 APPRAISAL

### 10.1 Design and Character / Conservation Area

As discussed, the proposed extension has been designed to have only a very minimal profile within the wider street scene. Suitable materials have been proposed to contrast the stone exterior of the building rather than produce an extension that appears pastiche in relation to the existing garage. The proposed use of timber paneling is considered acceptable as it would be in keeping with existing fencing and would allow the limited viewable height of the extension to blend with the panel fencing when viewed from outside the application site.

### 10.2 Overlooking

Glazing is proposed to the side and rear elevations of the extension and both elevations face into the applicant’s rear garden space with around 18 metres separation between the rear elevation and the rear application site boundary, a boundary which is protected by walling and planting. The side elevation of the extension faces onto the main house and therefore there is no detriment through overlooking.

### 10.3 Parking

The proposal involves the conversion of the existing garage, which in tandem with the extension will provide the applicant with a habitable room. The conversion of the garage in isolation does not require planning permission (Permitted Development) however the property benefits from a wide and deep parking area to the front of the dwelling, suitable for parking a number of cars off street.

## 11.0 CONCLUSION

11.1 In conclusion, consideration has been given to all material planning considerations and all matters raised and it is considered that, subject to the appropriate conditions, permission should be granted.

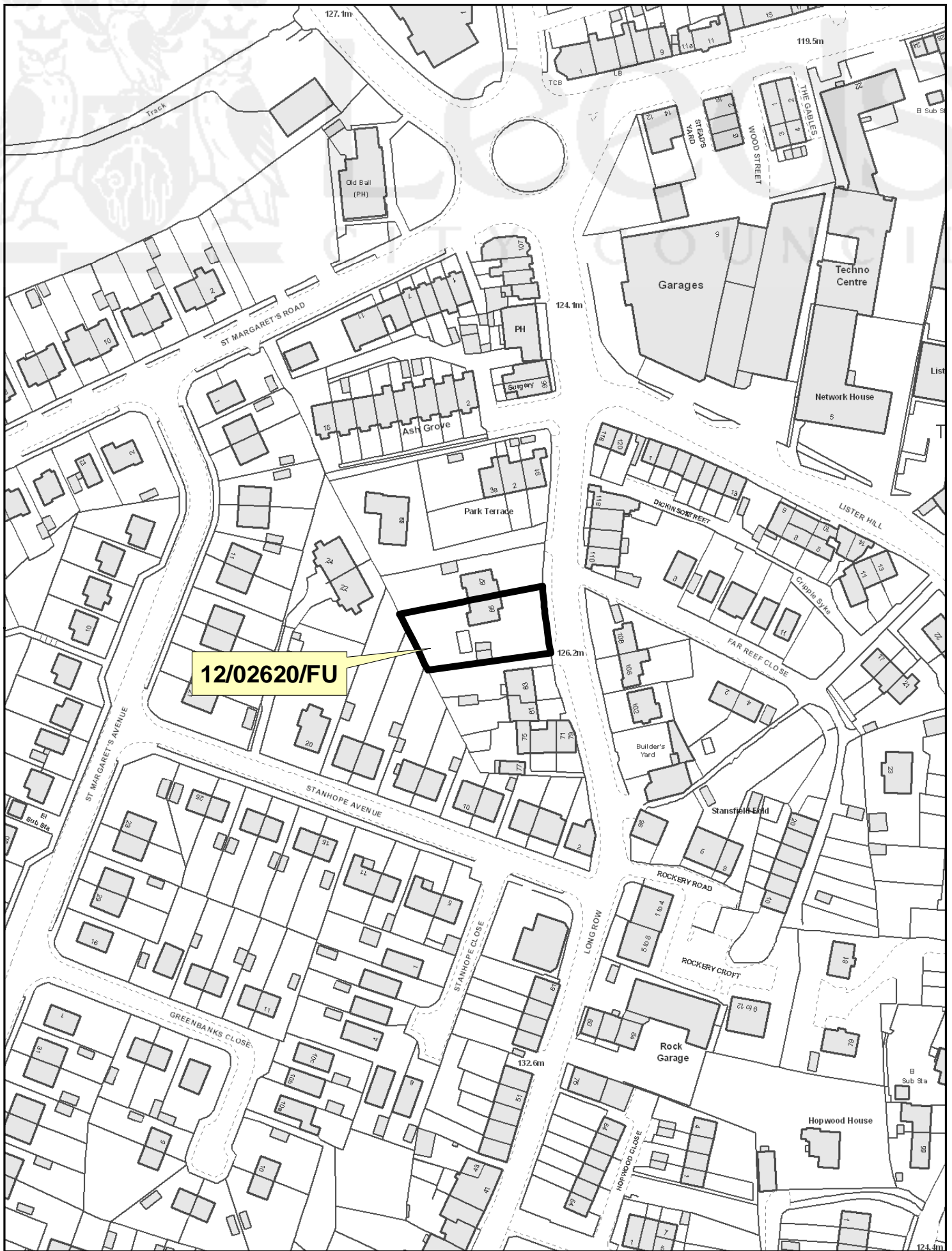
### **Background Papers:**

Application files: 12/02620/FU

SPG13 – ‘Neighbourhoods For Living’, Horsforth Conservation Area Appraisal, Horsforth Design Statement

### **Ownership Certificate:**

Certificate A signed by applicant



**12/02620/FU**

# WEST PLANS PANEL