



**Leeds**  
CITY COUNCIL

Originator: Michael Howitt

Tel: 247 8000

---

**Report of the Chief Planning Officer**

**PLANS PANEL SOUTH AND WEST**

Date: 11<sup>th</sup> October 2012

**Subject: APPLICATION 12/02259/FU – ERECTION OF ONE BLOCK OF 3 HOUSES - 1214 DEWSBURY ROAD, TINGLEY.**

**APPLICANT**  
New Brighton  
Construction

**DATE VALID**  
13<sup>th</sup> June 2012

**TARGET DATE**  
8<sup>th</sup> August 2012

---

<p><b>Electoral Wards Affected:</b></p> <p><b>Morley South</b></p> <p><input type="checkbox"/> Yes Ward Members consulted (referred to in report)</p>	<p><b>Specific Implications For:</b></p> <p>Equality and Diversity <input type="checkbox"/></p> <p>Community Cohesion <input type="checkbox"/></p> <p>Narrowing the Gap <input type="checkbox"/></p>
---	--

---

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

1. Standard full time limit.
2. Development in accordance with approved plans
3. External walling and roofing materials to be submitted.
4. Plan of proposed and existing levels to site to be submitted and approved
5. Site to be laid out, drained, surfaced and sealed.
6. Maximum driveway gradient
7. Cycle / motorcycle storage
8. Landscaping scheme to be submitted.
9. Landscaping implementation.

- 10.Replacement planting of frontage tree.
- 11.Contamination details to be submitted
- 12.Remediation statement
13. Bat and bird nesting provision.
- 14.Control of site clearance to protect breeding birds

**Reason for approval:** The principle of residential development is considered to be acceptable as the site is situated in a sustainable location. The layout and scale of the proposal is considered appropriate in regard to its surroundings, raises no issues of detrimental harm to visual or residential amenity and no issues harm to highways safety and as a consequence, complies with policies GP5, BD5, H4, N12, N13, LD1 and T2 of the UDP Review, as well as guidance contained within the National Planning Policy Framework, and having regard to all other material considerations, the applications are recommended for approval

## **1.0 INTRODUCTION:**

- 1.1 This application is brought to Plans Panel (West and South) at the request of Councillor Judith Elliott due to concerns, stating that the proposal is not in keeping with the neighbouring properties and the proposal will give rise to highway safety issues in that it will increase congestion at the junction of Syke Lane and the A653 Dewsbury Road as well as creating access and parking issues. A Members site visit is requested.

## **2.0 PROPOSAL:**

- 2.1 The application is for the erection of a block of 3 dwellinghouses located on a piece of vacant land adjacent to 1214 Dewsbury Road, Tingley.
- 2.2 The proposal is to build three properties in a single block with parking to the rear, with two spaces to each property. The properties will be two and a half storey, with a ground, first floor and a second floor within the roof space using dormers front and rear. The properties are proposed to be built using artstone with an artificial gabled slate roof. The properties will be raised above road level as there is a retaining wall to the front of the site.

## **3.0 SITE AND SURROUNDINGS:**

- 3.1 The site is currently an overgrown vacant plot adjacent to No 1214 Dewsbury Road elevated from Dewsbury Road behind a retaining wall and the site is accessed via Syke Close.

3.2 The site is covered predominantly by overgrown self seeded planting although to the front there had been a prominent mature streetscene tree that has been removed prior to the submission of the application.

3.3 The site is surrounded by residential properties of a number of different styles, varying from traditional semi-detached properties to the either side of the site on Dewsbury Road, (a more modern detached property has been built immediately to the other side of the entrance onto Syke Close), to a row of stone terraced cottages known as Syke Terrace opposite. Further behind the site there is a cul-de-sac of bungalows and Syke Close itself consists of more modern terraced properties.

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

4.1 There have been no previous applications on the site

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

5.1 The application was submitted without any pre application negotiations or discussions.

#### **6.0 CONSULTATION RESPONSES:**

##### Statutory Consultations:

6.1 None.

##### Non Statutory Consultations:

6.2 Sustainability (Nature) – No objection subject to conditions protecting nesting birds and bats.

Sustainability (Landscape) – No objection subject to replacement planting

Contaminated Land – No objections subject to conditions

Highways – No objections subject to conditions

Mains Drainage – No objections. Matters can be dealt with by building Inspector

#### **7.0 PUBLIC/LOCAL RESPONSE:**

7.1 The application was advertised by site notice on 29 June 2012. 6 letters of objection (three from the same address including a petition with 33 signatures) as well as a letter of objection from Ward Councillor Judith Elliott have been received and the objections are on the following grounds.

Public Response:

- There will be increased traffic generation on a narrow cul-de-sac.
- There is a danger of increase on street parking.

- Access will be difficult whilst construction is under way
- Noise will be generated by the development.
- There will be difficulty for refuse collection.
- The proposal will be harmful to wildlife.
- There will be a loss of light to the neighbouring property at 1A Syke Close.

7.2 Councillor Elliott states:

- The proposal is not in keeping with surrounding development.
- The proposal will give rise to highway safety issues in that it will increase congestion at the junction of Syke Lane and the A653 Dewsbury Road.
- It will create access and parking issues.

**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 The Publication Draft of the Core Strategy was issued for public consultation on 28<sup>th</sup> February 2012 with the consultation period closing on 12<sup>th</sup> April 2012. Following consideration of any representations received, the Council intends to submit the draft Core Strategy for examination. The Core Strategy set 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.

8.3 The following policies from the UDP are relevant:

- Policy GP5 seeks to ensure that development proposals resolve detailed planning considerations, including amenity.
- Policy BD5 seeks to ensure that all new buildings should be designed with consideration to both their own amenity and that of their surroundings.
- Policy H4 provides guidelines for residential development on sites not identified for this purpose in the UDP.
- Policy N12 seeks to ensure that development should respect fundamental priorities for urban design.

- Policy N13 seeks to ensure that the design of new buildings should be of high quality and have regard to the character and appearance of their surroundings.
- Policy T2 ensures that development proposals should not create new, or exacerbate existing, highway problems.

Supplementary Guidance:

- Neighbourhoods for Living (SPG)
- Street Design Guide

National Policy/Guidance:

- National Planning Policy Framework (2012)

## **9.0 MAIN ISSUES:**

1. The principle of development.
2. Design and the character of the area.
3. Landscaping.
4. Highways
5. Residential amenity.
6. Private amenity space.

## **10.0 APPRAISAL:**

### 1. The principle of development.

- 10.1 The application site is an undeveloped vacant piece of land to the side of existing dwellings and as such the site would be classed as greenfield. However, the land is currently overgrown and rather unkempt and raised up above road level and as such, provides little in the way of amenity value to the surrounding area. The site would be considered to be in a sustainable location, given that it is located in an existing residential area, located close to public transport routes to both Leeds and Dewsbury and close to existing facilities. A residential use would be compatible with the immediate area, as there are existing houses abutting and opposite the site. In terms of housing land supply, three dwellings would be unlikely to have any significant impact on the re-use of previously developed land elsewhere within the authority and as a result, it is considered that the principle of residential use is acceptable in this location.

### 2. Design and the character of the area

- 10.2 The site is surrounded by residential properties of a number of different styles, varying from traditional semi-detached properties to the either side of the site on Dewsbury Road, (a more modern detached property has been built immediately to the other side of the entrance onto Syke Close),

to a row of stone terraced cottages known as Syke Terrace opposite. Further behind the site there is a cul-de-sac of bungalows and Syke Close itself consists of more modern terraced properties. The proposal seeks to introduce three, two storey gabled properties into the streetscene and whilst the properties to either side of the proposal have hipped roofs, the wider streetscene is of such mixed and varied styles of roof design and house type that it is considered that the design and character of the proposal will be acceptable.

### 3. Landscaping

- 10.3 At the time of the submission of the application, it was clear that a significant tree had been removed from the front of the site in that a large tree stump is visible where the tree stood. It is clear that from previous images of the site that this tree provided a significant value to the streetscene and that this should be recompensed in the way of frontage planting to the lost value to this main corridor. Additionally, it would be requested by way of condition that a landscaping scheme be submitted in order to retain and supplement the boundary planting where possible in order to maintain a 'green' appearance viewed from Syke Close and from Dewsbury Road reflecting the increasingly green character of the urban edge location.

### 4. Access and highway safety considerations

- 10.4 The Council has guidance regarding private roads for new developments serving more than 5 dwellings needing an adopted road (Street Design Guide). In this case 6 properties are already served from a private drive which is of a poor standard and unmade. Additionally these houses have a frontage onto Dewsbury Road for pedestrian access. Given that the track already exists and is in a poor state of repair, it is considered acceptable to serve the development via an improved access point, subject to details of its future maintenance being secured by condition. The existing properties would therefore benefit from the improvements to the existing access which could support an adopted layout and given that the proposal provides 2 spaces for each property, it is considered that, subject to conditions and a section 278 agreement for the new access it is acceptable in terms of highway safety.

### 5. Impact on Residential Amenity

- 10.5 The site is located adjacent to residential properties to the front rear and side. In terms of distances to boundaries with the neighbouring properties to the front the houses are some 30 metres across a dual carriageway, there are no windows to the side elevations and the distance to the garden of the property to the rear is approximately 27 metres and therefore all distances are fully in accordance with guidance given in

Neighbourhoods For Living. As a result, it is considered that there will be no detrimental harm created from overlooking by the proposal and consequently there should be no significant harm to residential amenity from this proposal. These distances also mean that there are no issues raised from overdominance, coupled with the similar scale of the proposal to the neighbouring houses and overshadowing likewise given the Northern facing aspect of the properties and the location of the surrounding neighbours

#### 6. Private amenity space

- 10.6 The area required for outside private amenity space for dwellings as suggested by guidance given in SPG 'Neighbourhoods For Living' is two thirds of the gross floor area of the dwelling excluding vehicular provision. The proposal provides rear gardens that accord with guidance and as such the proposal is considered acceptable in these terms.

#### **11.0 CONCLUSION:**

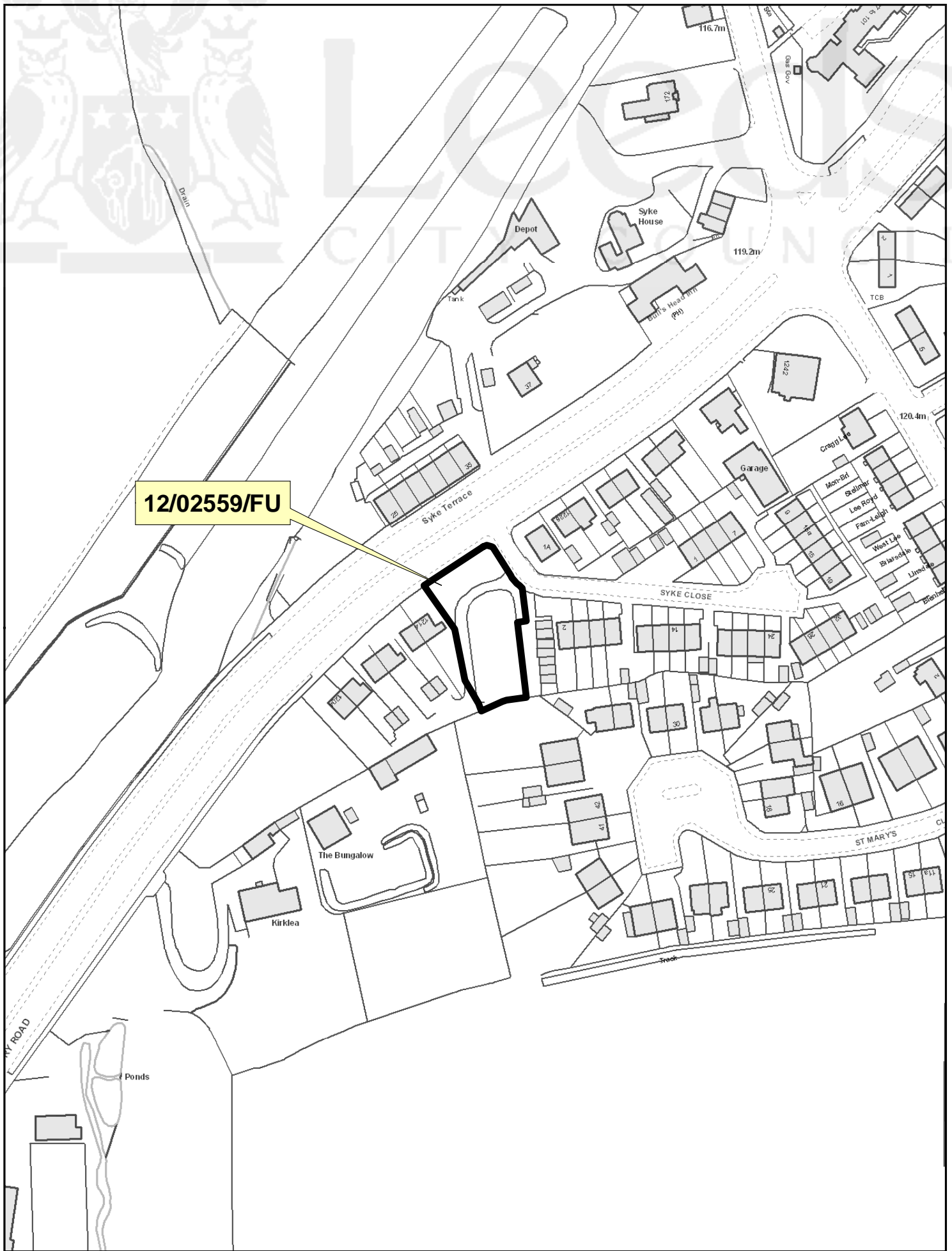
- 11.1 On balance, it is considered that subject to appropriate conditions as discussed above, the proposal is acceptable given that the principle of residential development is considered to be acceptable as the site is situated in a sustainable location. The layout and scale of the proposal is appropriate in regard to its surroundings, it raises no issues of detrimental harm to visual or residential amenity and no issues of harm to highways safety and as a consequence, it is therefore recommended that the application be approved.

#### **Background Papers:**

Application files 12/02259/FU

#### **Certificate of ownership:**

As applicant



12/02559/FU

# SOUTH AND WEST PLANS PANEL

