

PLANNING STATEMENT

RESIDENTIAL ALTERATIONS EXTENSIONS TO EXISTING DWELLING

**LYNTHORNE HOUSE, LYNTHORNE ROAD,
BRADFORD, BD9 4EZ**

The Proposal

Lynthorne House is an attractive, large stone-built property located in substantial grounds bound by a stone wall, taking access from Lynthorne Road with a substantial lawned area and trees within the grounds.

The Applicant has recently purchased the property and intends to return this substantial and attractive dwelling to its former condition. The site is not located within a conservation area, nor is it a listed building or a within a site of specific scientific interest.

This householder planning application seeks alterations and extensions to the existing dwelling including a single storey kitchen extension, the erection of a single storey outbuilding for use as a gymnasium and a detached triple garage.

The proposal includes the formation of a previously agreed access from Buxton Avenue, with pillars and gate, a driveway with parking/turning facilities and a new lawned area to the side. The proposed extensions will be finished in materials to match the main dwelling and materials will be reclaimed where possible.

Relevant Planning History

92/01952/COU - Change of use from residential home for the blind to offices class B1 use – Granted.

93/00864/COU - Change of use from residential home to hypnotherapy stress management – Granted.

93/03775/COU - Change of use from residential home to dwelling – Granted.

96/01776/FUL - Demolition of Lynthorne House and construction of 20 new flats – Granted.

07/00411/FUL - Construction of pair of semi-detached houses in rear garden – Refused.

19/03996/FUL - Construction of one pair of semi-detached dwellings – Refused.

20/00980/FUL* - Construction of one pair of semi-detached dwellings – Approved.

**The Applicant has no intention of implementing consent 20/00980/FUL. This consent was gained by the previous owner of the property. The intention is to retain the dwelling as one and enhance it.*

Relevant Planning Policy

National

The National Planning Policy Framework (NPPF)

Local

The Bradford Core Strategy Development Plan Document was adopted on 18 July 2017 though some of the policies contained within the preceding Replacement Unitary Development Plan (RUDP), saved for the purposes of formulating the Core Strategy Development Plan Document, remain applicable until adoption of Allocations and Area Action Plan development plan documents. The site is not allocated for any specific land-use in the RUDP. Accordingly, the below adopted Core Strategy and saved RUDP policies are applicable to this proposal.

- DS1 Achieving Good Design
- DS3 Urban character
- DS5 Safe and Inclusive Places
- EN5 Trees and woodlands
- TR2 Parking Policy

- SPD08 Householder SPD

Assessment of the Proposal

The proposed extensions and outbuildings (which constitute Permitted Development) have minimal impact upon neighbouring dwellings or gardens and cannot be seen from public view. Additional screening is proposed along the northern boundary to protect the amenity of the Applicant's and screen the commercial use to the north. The dwelling is a large, detached house, the plot is substantial and the proposed additions are modest in comparison.

The proposals are not visible from within the street scene. When seen in comparison to the existing built form the proposals are not considered to appear prominent, overbearing or particularly different.

The proposed development is therefore fully compliant with the relevant policies in the Core Strategy and the adopted Householder Supplementary Planning Document. It is considered that the proposal complies with the requirements of Policy DS5 of the Core Strategy, which seeks to ensure development does not harm the amenity of existing and prospective users and residents.

Impact on Neighbours

By virtue of the positioning of the garage and outbuilding it is considered there will be no overbearing or overshadowing impact upon neighbouring properties on South Road (which back on to the boundary of the site). A substantial, well established evergreen screen sits on the boundary so the proposed garage and outbuilding will be entirely screened from view.

Given the distances, land level changes and the existing screening (to be retained), it is not considered that the proposal will result in any significant harm to the residential amenity of neighbouring occupants.

It is considered that the proposal complies with policy DS5 of the Core Strategy and the adopted Householder Supplementary Planning Document.

Highway Safety

The proposed works are not considered to have any adverse any impacts upon highway safety.

Planning Permission for two dwellings (20/00980/FUL)

The Applicant does not wish to implement consent 20/00980/FUL. This consent was gained by the previous owner of the property. The intention is to retain the dwelling as one and enhance it.

Summary

The proposed works will not represent any significant harm to the visual amenity of the local environment and will pose no significant threat to the residential amenity of neighbouring properties.

The proposal is considered to comply with the relevant policies in the Core Strategy and the adopted Householder SPD. As such we respectfully request that LPA approve the development without delay.