

PROPOSED ALTERATIONS TO PREVIOUSLY APPROVED PROPOSALS FOR SINGLE STOREY FRONT AND TWO STOREY SIDE EXTENSION AND ASSOCIATED INTERNAL ALTERATIONS

TO LOW FARM BARN, HIGH STREET, CLIFFORD, LS23 6HJ

FOR MR AND MRS P GILMAN

DESIGN & ACCESS STATEMENT



REF: 4074.3A

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The site:

The property is a traditional, two storey detached, converted barn which sits at the eastern edge of Clifford, a village located approximately 1 mile south of Boston Spa and 3 miles southeast of Wetherby. The existing building sits towards the centre of a generous plot of more than 0.5 acres. The site fronts High Street, the main road through the village, with the building being set well back from the frontage. A private drive runs along the western boundary with a generous garden to the east of the dwelling. The drive serves this property and the adjacent Owl Cottage, located to the north of Low Farm Barn. To the north and east of the site are open fields, whilst other residential properties are located to the south, to the other side of High Street and to the west.

The proposals:

An application for a single storey front and two storey side extension, along with associated internal alterations, was submitted and approved on 14th October 2021 (application ref: 21/06485/FU). A further application, relating to some minor amendments to the original proposal, was approved on 7th March 2022 (application ref: 21/10248/FU)

Further minor alterations have been incorporated, since the previous approval and this present application, made under Section 73 of the Town and Country Planning Act 1990 is for the substitution of the Plans Schedule referenced in Condition 1 of planning permission 21/10248/FU.

The approved Plans Schedule is as follows

4074.027	Site location plan/red line/OS plan
4074.030	Proposed GF plan
4074.031	Proposed FF plan
4074.032	Proposed roof plan
4074.033	Existing and proposed SW elevations
4074.034	Existing and proposed SE and NW elevations
4074.035	Existing and proposed NE elevations

The updated Plans Schedule is set out below.

4074.027	Site location plan/red line/OS plan
4074.030C	Proposed GF plan
4074.031A	Proposed FF plan
4074.032A	Proposed roof plan
4074.033A	Existing and proposed SW elevations
4074.034A	Existing and proposed SE and NW elevations
4074.035A	Existing and proposed NE elevations

The updated Plans Schedule relates to minor adjustments, made during the construction of the works, to the approved scheme and there has been a delay in seeking approval for these alterations.

The amendments to the approved scheme, which are reflected on the updated plans, are summarised as follows:

- Minor internal changes to the layout of the gym, at ground floor level and the master bedroom suite, at first floor level.
- South west elevation - Repositioned new window to the staircase (the new window now sits at first floor level and is consistent in size and pattern, with the other windows at this level).
- South west elevation – Omission of external door to the gym and replacement with a window, to match the other windows on this elevation.
- South west elevation – retention of existing Velux roof window (over new wc). This was previously shown as being removed.
- Minor adjustments to the position of some of the new windows and Velux roof windows, to relate better to the internal arrangement.
- South east elevation – Incorporation of new window to the new gable at first floor level. This was previously shown as being a timber boarded opening. The opening is similar in size to the previously approved opening, with a window to match the other existing and new windows at first floor level. The new window enhances the new master bedroom suite, providing additional natural light and ventilation. It causes no amenity issues, being located a significant distance from any adjacent properties (almost 25m from the nearest property on High Street) and has no negative heritage/conservation impact.
- South east elevation – Omission of previously proposed and approved single door, from the new garage.
- North east elevation – omission of the previously proposed and approved new window at first floor level (to the master bedroom suite).

It is considered that these alterations are consistent with the existing property and the previously approved scheme and will have no detrimental impact on its character or any of the neighbouring properties.

Significance of changes:

The application property is a sympathetically extended detached house, with finish and design appropriate to the Clifford Conservation Area. The house is identified as a positive building within the conservation area. The house does not overlook any other property, including the adjacent new dwelling (Owl Cottage), which lies north of the application property.

The officer's report on the delegation decision on the most recent planning permission (ref 21/10248/FU, which itself was an amendment to an earlier decision) highlights the relevant development plan policy which relates to this property. For the minor changes now sought to the design, the policies referenced in respect of 'Character and appearance' and 'impact on residential amenity' may have relevance.

Character and appearance

Policies P10 and P11 of the Leeds Core Strategy cover good design and conservation and enhancement of heritage assets within Leeds. The adjustments to the location of some windows and openings, do not result in any different assessment being required of the design. The windows and conservation-style roof lights are all consistent with what was previously approved; it is generally only their locations that have been adjusted, along with minor changes, as summarised above. In respect of these policies there is compliance.

There is also no change that results in non-compliance with the Clifford Neighbourhood Plan (Policies DEV2, BE2 and GS2) or relevant UDP saved policies (BC7, N19, GP5 and BD6).

POLICY P10: DESIGN

New development for buildings and spaces, and alterations to existing, should be based on a thorough contextual analysis and provide good design that is appropriate to its location, scale and function.

New development will be expected to deliver high quality inclusive design that has evolved, where appropriate, through community consultation and thorough analysis and understanding of an area. Developments should respect and enhance existing landscapes, waterscapes, streets, spaces and buildings according to the particular local distinctiveness and wider setting of the place with the intention of contributing positively to place making, quality of life and wellbeing.

Proposals will be supported where they accord with the following key principles;

- (i) The size, scale, design and layout of the development is appropriate to its context and respects the character and quality of surrounding buildings; the streets and spaces that make up the public realm and the wider locality.
- (ii) The development protects and enhances the district's existing, historic and natural assets, in particular, historic and natural site features and locally important buildings, spaces, skylines and views,
- (iii) The development protects the visual, residential and general amenity of the area through high quality design that protects and enhances surrounding routes, useable space, privacy, air quality and satisfactory penetration of sunlight and daylight,
- (iv) Car parking, cycle, waste and recycling storage should be designed in a positive manner and be integral to the development,
- (v) The development creates a safe and secure environment that reduces the opportunities for crime without compromising community cohesion,
- (vi) The development is accessible to all users.

POLICY P11: CONSERVATION

The historic environment, consisting of archaeological remains, historic buildings townscapes and landscapes, including locally significant undesignated assets and their settings, will be conserved and enhanced, particularly those elements which help to give Leeds its distinct identity:

- the Victorian and Edwardian civic and public buildings, theatres, arcades, warehouses and offices within the City Centre and the urban grain of yards and alleys,
- the nationally significant industrial heritage relating to its textile, tanning and engineering industries, including its factories, chimneys and associated housing,
- its legacy of country houses, public parks, gardens and cemeteries,
- the 19th century transport network, including the Leeds and Liverpool Canal,

Development proposals will be expected to demonstrate a full understanding of historic assets affected, including any known or potential archaeological remains. Where appropriate, heritage statements assessing the significance of assets, the impact of proposals and mitigation measures will be required to be submitted by developers to accompany development proposals,

Innovative and sustainable construction which integrates with and enhances the historic environment will be encouraged,

Conservation-led regeneration schemes will be promoted. Priorities for new schemes will be in Regeneration Priority Programme Areas, but schemes outside these areas may also be considered where the historic environment offers potential as a catalyst for the wider regeneration of the area,

The Council maintains a register of historic assets at risk to help it prioritise action and will seek to impose planning conditions or obligations for their repair and refurbishment where appropriate. Where appropriate, the City Council will use the provisions of the planning acts to secure repairs,

Enabling development may be supported in the vicinity of historic assets where linked to the refurbishment or repair of heritage assets. This will be secured by planning condition or planning obligation,

Impact on residential amenity

Policy GP5 of the Unitary Development Plan saved policies notes that proposals should protect amenity:

GP5: DEVELOPMENT PROPOSALS SHOULD RESOLVE DETAILED PLANNING CONSIDERATIONS (INCLUDING ACCESS, DRAINAGE, CONTAMINATION, STABILITY, LANDSCAPING AND DESIGN). PROPOSALS SHOULD SEEK TO AVOID PROBLEMS OF ENVIRONMENTAL INTRUSION, LOSS OF AMENITY, POLLUTION, DANGER TO HEALTH OR LIFE, AND HIGHWAY CONGESTION, TO MAXIMISE HIGHWAY SAFETY, AND TO PROMOTE ENERGY CONSERVATION AND THE PREVENTION OF CRIME. PROPOSALS SHOULD HAVE REGARD TO THE GUIDANCE CONTAINED IN ANY FRAMEWORK OR PLANNING BRIEF PREPARED FOR THE SITE OR AREA.

There were not previously considered to be any significant concerns in this regard (officer's report on planning permission ref 21/10248/FU) and this remains the case now because there is no material effect on amenity of neighbours as the revised location of windows, etc has no significant overlooking or amenity effect on sensitive parts of third party properties.

Guidance

There is no issue raised in the National Planning Policy Framework, the Leeds Householder Design Guide or the Clifford Conservation Area Appraisal which gives any reason for this application to be refused. Policy HDG2 notes that "all development proposals should protect the amenity of neighbours. Proposals which harm the existing residential amenity of neighbours through excessive overshadowing, overdominance or overlooking will be strongly resisted" and this proposal does not significantly affect the amenity of any neighbour.

Conclusion

There is no material way that the current application does not accord with the relevant development plan policies or material guidance, and it will not cause significant harm to visual amenity or residential amenity. It is therefore submitted that the application should be granted, and the revised schedule of drawings substituted for the existing schedule. The revised schedule reflects what has been built and this application serves to regularise the position, so that the approved scheme is that which has been provided.