

8901-BOW-A1-XX-CO-A-0001
29/11/2023

Planning Department
Leeds City Council
Merrion House
110 Merrion Centre
Leeds
LS28BB

Bowman Riley
Wellington House
Otley Street
Skipton
BD23 1EL

Dear Sir/Madam

Re: Householder Application for a replacement rear extension to Linton Springs House.

The associated householder planning application to replace the existing rear extension to Linton Springs House aims to comply with all the relevant policies to prevent harm to the visual amenity of the area and leave residential amenity as is existing. The proposal will be of the same scale as existing and will use a high quality of materials and design to compliment the existing house.

The following points have been considered within the design of this proposal:

- 1) Green belt – the site is located within the designated Green Belt. Developments within Green Belt is considered inappropriate, with a limiting number of exceptions. The proposal in question does not result in disproportionate additions over and above the size of the original house with the proposed extension not increasing the dwellings volume as it replaces an existing single storey extension of the same size and position.
- 2) Character and Appearance – The proposed extension is designed to be of suitable size and scale to be subservient to the existing house. The materials used are sympathetic and historically relevant to the local area, and the use of modern architectural features and metalwork will provide a unique and contrasting feature to the property to compliment the abundant use of natural stone.
- 3) Impact on residential amenity – The proposal sits within a generous plot that is away from neighbouring boundaries that are screened with boundary treatments and mature planting. The proposal also replaces an existing extension of the same size, so overshadowing and overdominance will not be an issue.
- 4) Highways – The proposal will not impact existing on-site parking provision in any way.

In conclusion, given the proposal is located on the footprint of an existing extension which is set away from neighbouring properties, trees and boundaries and uses good principles of design to comply with all relevant policies. We hope you are in agreement that the proposal is acceptable and will not cause harm to visual amenity, nor residential amenity and highways safety.

Yours sincerely

Sam Richardson RIBA
Architect
Bowman Riley
Skipton Office