



JohnsonMowat
Planning & Development Consultants

Leeds City Council
Planning Services
Merrion House
110 Merrion Centre
Leeds
LS2 8BB

Telephone
Email

Our ref.
Your ref.

4th December 2023

Dear Sir/ Madam,

LAND AT 33A VESPER ROAD, KIRKSTALL, LEEDS

APPLICATION FOR THE CONSTRUCTION OF ONE NEW DWELLING

PLANNING PORTAL REF: PP-12651780

Please be aware that a full planning application for the construction of one new dwelling in land at 33A Vesper Road has been submitted today. For the avoidance of doubt the application has been submitted on behalf of Ingenious Property Refurbishment.

It should be noted that appeal reference APP/N4720/W/22/3308245 made a split decision and allowed previous proposals which related to the extension and alteration of the existing bungalow at 33A Vesper Road. For the avoidance of doubt this planning application seeks planning permission for a new dwelling adjacent to the existing bungalow. It does not seek to reapprove the extension and alteration of the existing bungalow and instead makes reference where appropriate to the permitted scheme.

The documentation supporting this application is as follows:

- Site Location Plan (Drawing Ref 1002)
- Proposed Site Plan (Drawing Ref 1000 Rev C)
- Proposed House Floor Plans (Drawing Ref 2001 Rev D)
- Proposed Site Elevations (Drawing Ref 4001 Rev D)
- Proposed West Elevations with Site Context (Drawing Ref 4003 Rev D)
- Proposed House Elevations (Drawing Ref 4005 Rev D)
- Indicative 3D Views (drawing Ref 9000 Rev D)
- Design and Access Statement
- Planning Statement

Coronet House
Queen Street
Leeds
LS1 2TW

- Arboricultural Survey Report
- Phase 1 Site Investigation Desk Study
- CIL Form

The requisite planning fee of £462.00 has been paid via the Planning Portal.

We look forward to receiving confirmation that this application has been validated.

If you have any questions, please do not hesitate to contact me.

Yours faithfully,

A black rectangular redaction box covering the signature of Becky Richmond.

Becky Richmond
Join Managing Director