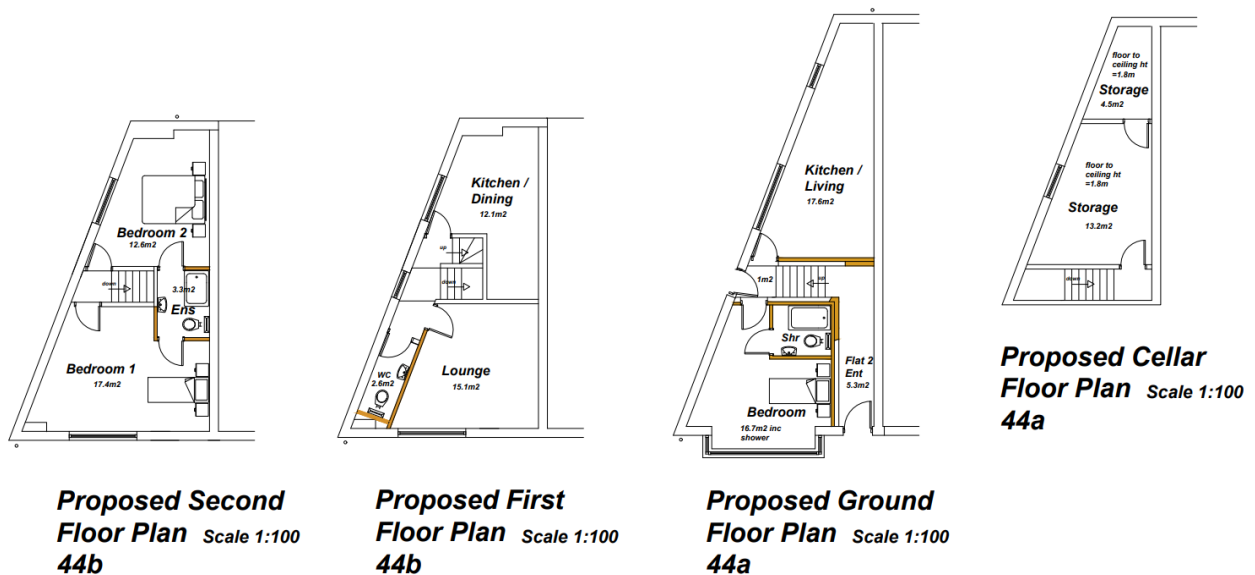


Planning Support Statement for a Change of Use from a single dwelling house, to two flats, at 44 Richmond Mount, Headingley, Leeds, LS6 1DF.

Synopsis

This application is for the change of use of an existing C3 dwelling house into two flats. Flat No. 44a will occupy the ground floor and lower ground floor, and will be accessed from the side of the building. The other flat, 44b, will occupy the first and second floors and will use the main access door to the front of the building. No.44a has one bedroom, 44b has two bedrooms.



The proposed layout can be seen from the above drawings. It is most noticeable that the building is almost triangular in shape, but the internal layout does not require much in the way of significant alteration, bar the sealing-off of a couple of internal openings.

The proposal is considered to accord with all aspects of the relevant planning policy in the local plan and accords with guidance of good design in the NPPF.

Site Description

The application site relates to a mid-terraced property, characterised by a diagonal gap, adjacent to it.



Google



Front view from Richmond Mount



Side entrance and garden area for No.44a.

This part of Headingley is a strongly defined residential area. The area is a mix of single dwellings, some HMO's and a small number of flat conversions.

Planning History

There is no planning history for the site, and it currently remains as a C3 single dwelling house.

Policies and Guidance

Leeds Core Strategy, as amended (2019)

P10 - Seeks to ensure that new development is well designed and respects its context.

T2 - Seeks to ensure that new development does not harm highway safety.

H2 – New housing development on non-allocated sites

H6 – Houses in Multiple Occupation (HMO's), Student Accommodation and Flat conversions

H9 - Minimum Space Standards for new dwellings

Natural Resources and Waste DPD (2013):

General Policy 1 General planning considerations

Water 6 Flood Risk Assessments

Water 7 Surface Water Run Off

Headingley Neighbourhood Plan (2022 – 23)

Policy HOU1 – Housing Mix in Headingley

Policy HD1 – Design Guidance and Character Areas

Saved UDPR (2006) Policies:

GP5 - Seeks to ensure that development proposals resolve detailed planning considerations, including amenity.

BD6 - All alterations and extensions should respect the scale, form, detailing and materials of the original building.

Supplementary Planning Guidance

Transport SPD

Neighbourhoods For Living SPD

Headingley and Hyde Park Neighbourhood Design Statement (NDS) SPG

National Planning Policy Framework (2021)

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions.

Chapter 5 relates to delivering a sufficient supply of homes. Paragraph 69 highlights that "Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly".

Chapter 12 - Achieving well-designed places, states in paragraph 126 that "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities".

Paragraph 130 states that:

"Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

Paragraph 132 states:

"Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely

with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot. “

Paragraph 134 states:

“Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”

Paragraph 111 of the NPPF advises that “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”.

The Proposal

Principle of Development

The site is situated in Headingley within the main urban area of Leeds. The main urban area is situated at the top of the defined settlement hierarchy within the Core Strategy and is considered to be the main focus for housing delivery within the city, given its generally good accessibility to key services and community facilities.

The proposal is for a change of use from a dwelling to two flats.

There is a question with regards to the potential for some intensification of use of the building, and that needs to be discussed. The current layout is for a four bedroomed dwelling, and the proposal reduces this by one bedroom, as two new flats will be created, one two bedroomed, the other one bedroomed. A shared house, in joint occupation, or a family house, would arguably involve 2-8 adults being resident within the building, whereas the proposed use would likely entail 2-3 adults only. There is therefore a likely reduction in usage of the building, limiting the concerns raised by possible private motor-vehicles (which would need to park on the street).

The principle of development is therefore considered to be acceptable, subject to no design or amenity concerns raised by the proposed alterations.

Layout and Design

The splitting of the dwelling into two flats is a pragmatic layout that works well in the building, through the closing-off of the stairway corridor and the utilisation of the two external doors for each flat. The storage room in the cellar can be used as a utility room for kitchen/washing appliances, or storage space, ancillary for residential use.

The proposal is considered to be good design and accords with Local Plan policies and guidance in the NPPF.

Residential Amenity

The existing windows will be re-used as such, and no new ones added. The garden area will be split between the two flats equally, and a 1.8m high solid timber fence panel will be erected, separating-off the respective garden areas. This would allow for a degree of semi-private space for the occupiers of 44b, and also allow the occupiers of 44a to also have a degree of semi-private space.

Taking into account that there is no real private amenity space on any dwelling nearby, due to the layout of terraced dwellings within the street, the proposal is considered acceptable regarding residential amenity.

Parking

Very few local properties have any off-street parking, and as discussed earlier in this statement, regarding the potential breakdown of occupational use, the proposal is not seen as being in any way detrimental to the status quo.

Bins

Bin storage is shown on site to be able to accommodate the number of bins required for the property, for both of the flats.

Biodiversity

The garden for the property is of a considerable size, when compared to many neighbouring properties. The garden will remain as is, and incorporate a range of flora accordingly to suit. It would not be reasonable in such a dense urban environment, to insist on a 10% net gain in biodiversity, for what is a basic change of use application, with no external alterations proposed.

Summary

The proposed change of use application from a single 4 bedroomed dwelling to two flats, accommodating three bedrooms, based on the assessment of material concerns discussed above, is acceptable with regards to planning permission.

The proposal represents good design and accords with guidance in the NPPF.

The proposal also accords with all relevant policies in the Local Plan and Core Strategy, as well as guidance in the Headingley Neighbourhood Plan and various SPD's.

Accordingly the Proposal should be supported by the LPA.