

Address: 2 Orchard Close, Wetherby, LS22 7QQ

Applicant: Mr Oliver Hotchkiss

Proposal: Demolition of Garage and Erection of Two-storey side and rear extension to increase the kitchen and bedroom sizes creating a utility room and en-suite bathroom.

Proposal

The application seeks permission to demolish the existing single storey flat roof garage and the erection of a two-storey extension to the rear and side of the property to increase the size of the kitchen and create a utility room and en-suite bathroom.

Site and Surroundings

The proposed development is located in a residential area bordering Deighton Road and Orchard View. The surrounding neighbourhood features a mixture of architectural styles, with rendered terrace houses directly opposite and semi-detached homes combining stone, brick and panelling. The property sits on a corner plot, forming one half of a pair of dwellings. This unique positioning angles the house slightly diagonally towards the intersection of Deighton Road and Orchard View. The property possesses both front and rear gardens, along with a driveway and garage located on the side. The house has a previous single storey extension at the rear abutting the neighbouring house boundary.

Local Planning Policies: Section 38 of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Leeds is made up of the adopted Site Allocations Plan (2019), the Core Strategy 2014 (as amended by the Core Strategy Selective Review 2019), saved policies from the Leeds Unitary Development Plan (Review 2006) (UDP), Aire Valley Leeds Area Action Plan (2017) and the Natural Resources and Waste Development Plan Document (DPD), adopted January 2013 and any made Neighbourhood Plans.

Relevant Core Strategy Policies P10 – Design and context Natural Resources and Waste

Local Plan Relevant Saved UDPR Policies:

GP5 - General planning considerations.

BD6 - Refers to scale, form, materials and detailing.

Supplementary Planning Guidance/Documents

Household Design Guide: HDG1- All alterations and extensions should respect the scale, form, proportions, character and appearance of the main dwelling and the locality. Particular attention should be paid to:

- i) The roof form and roof line;
- ii) Window details;
- iii) Architectural features;
- iv) Boundary treatments and;
- v) Materials. Extensions or alterations which harm the character and appearance of the main dwelling and the locality will be resisted.

HDG2 – 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.

National Planning Policy.

The revised 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.

Design Considerations and Proposals

The proposal is for two storey extensions to the side and rear, and the side extension will be visible from the front of the property. The side is quite prominent when viewed from Deighton Road and from Orchard View, so careful consideration has been made in designing the required accommodation, so it fits in with the style of the host dwelling.



The plot turns the corner forming part of the estate of houses built in varying styles along Orchard Close, front facades and gables face onto the street and the materials differ between properties.



To create the required accommodation, the new two storey extension wraps around the rear corner at the back of the house, partially covering the main gable and faces onto Orchard View with a new gable to the rear. This helps turn the corner and retains the original appearance of the host house when viewed from the south approaching the site from Wetherby. This replaces an unsightly flat roofed garage which dominates this corner of the site. The new extension will be finished in render to match the existing panels and reduce its visual impact improving the character and appearance of the area.

Policy GP5 of the Unitary Development Plan notes that proposals should protect amenity, and this advice is further expanded in policy HDG2 which notes that “all development proposal 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”. The new extension has been designed so it is 3.35 metres from the neighbour’s boundary and, as it only extends 2.3 metres from the original rear elevation, is in accordance with the design guide and will have no adverse effects. There is also a rear neighbour to the east, and the positioning of the extension is towards their garage, they have windows overlooking the plot but the light to these windows will be unaffected. First floor windows have been omitted from the extension looking in their direction to ensure there is no overlooking. Therefore, the new extension will not have an adverse effect on either neighbour and is compliant with the guidance contained within the Householders Design Guide and the NPPF.

Although the garage will be lost, the site plan shows that two cars can still be parked within the curtilage of the dwelling, and therefore the plot can still provide the required number of off-street parking spaces.

CONCLUSION: It is considered that, on balance, the development complies with the aims and intentions of all relevant policies and would not result in adverse visual amenity or residential amenity impacts and therefore should be given planning consent.