



Proposal: Alterations including two storey rear extension; new rooflight to rear
233 Main Street, Shadwell, Leeds, LS17 8LA

08.03.24

Planning Statement

Introduction

The proposed extension was previously submitted under the application 23/07590/FU but was refused due to the proximity of a nearby tree. Since the refusal was issued the tree located in a neighbour's garden, which was referenced as the only reason for the refusal, has now been removed by the neighbour. As a result we have submitted this new application which shows the tree being removed.

Previous Planning Application

Application number – 23/07590/FU

The previous planning application was refused due to the location of the extension being close to the location of the tree, which was in the neighbour's property.

Planning permission refused in accordance with the plans and specifications for the reason(s) set out below:-

- 1. The Local Planning Authority considers that the proposal, due to the positioning of the proposed rear extensions in close proximity to a nearby mature tree in overlap with its canopy and likely RPA, would likely lead to significant harm to this tree, if not its likely future loss, to the detriment of its positive wider functions. This is considered to be harmful to visual amenity and character, to biodiversity, and wider climate change and air pollution objectives. The proposal is thus considered to be contrary to the wider aims and objectives of policies P10, P12 and G9 of the Core Strategy, policy ENV2 of the Shadwell Neighbourhood Plan, saved policies GP5 and LD1 of the Unitary Development Plan, policy LAND2 of the Natural Resources and Waste DPD, policy HDG1 of the Householder Design Guide SPD and guidance within the Council's Guideline Distances to Trees from Development Document, BS5837 Trees in Relation to Design, Demolition and Construction document, and the NPPF*



Conclusion

Following the unexpected removal of the tree in the neighbours garden it has made our client to decide to submit a new application for the 2 storey rear extension which is no longer prohibited by the neighbours tree.

With the reasons given for the refusal of the previous application being solely because of the close proximity of the neighbours tree, it is seen that a new application which is not restricted by this neighbours tree should be seen positively.