

Report of the Strategic Director of Regeneration to the meeting of the Area Planning Panel (KEIGHLEY) to be held on 25 March 2010

T

Summary Statement - Part One

Applications recommended for Approval or Refusal

The sites concerned are:

<u>Item No.</u>	<u>Site</u>	<u>Ward</u>
1.	Lingstead Panorama Drive Ilkley West Yorkshire LS29 9RA [Approve] - page 1	Ilkley

Julian Jackson
Assistant Director (Planning)

Report Contact: Ian Wilson
Phone: 01274 434605

Email: ian.wilson@bradford.gov.uk

Portfolio:
Environment and Culture

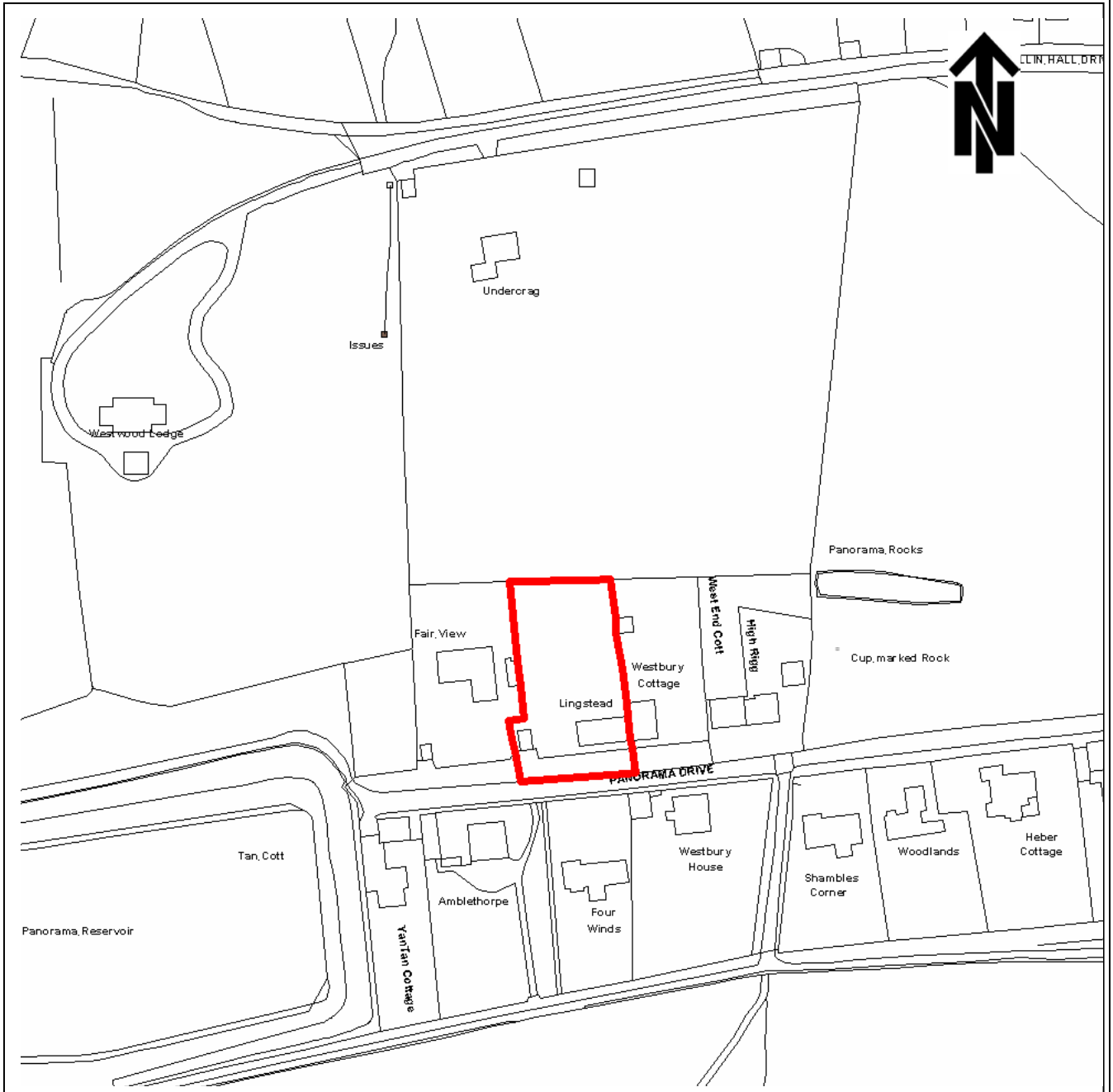
Improvement Committee Area:
Regeneration and Economy



Area Planning Panel (Keighley)

09/05839/HOU

25 March 2010



© Crown copyright 2000. All rights reserved (SLA 100019304)

ITEM NO. : 1	LOCATION: Lingstead Panorama Drive, Ilkley
--------------	--

25 March 2010

Item Number: 1
Ward: ILKLEY
Recommendation:
TO GRANT PLANNING PERMISSION

A Ward Councillor has requested that this application be determined by the Planning Panel due to concerns about loss of visual space.

Application Number:
09/05839/HOU

Type of Application/Proposal and Address:

Full application for the demolition of the existing single storey garage and construction of a domestic garage, office and games-room plus new parking area in stone setts - at Lingstead, Panorama Drive, Ilkley.

Site Description:

The dwelling itself is a cottage styled semi-detached property in a location comprising of a mix of sizable detached/semi-detached house types all set within large curtilages. The existing dwelling is constructed from natural coursed stone, natural blue slate and timber window/door frames. It is within Ilkley Conservation Area. The proposed new building would stand away to the side of the house, set back from the street and 3 metres from the side boundary with Fair View which is a modern stone bungalow. An existing stone garage nearer to the frontage would be demolished.

Relevant Site History:

90/01649/FUL - Approved 11/04/1990 - Extension and alterations
09/05838/HOU – Approved 12/02/2010 - Sun lounge and bedroom extension
(PD rights removed by condition)

Replacement Unitary Development Plan (RUDP):

Allocation

The site is located within the Ilkley Conservation Area as defined by the Replacement Unitary Development Plan (2005) but is otherwise unallocated.

Proposals and Policies

UR3, D1, D4 and BH7

The Councils Revised House Extensions Policy (2003) has also been considered.

Parish Council:

Ilkley Parish Council recommends approval subject to the proposal never becoming a separate dwelling.

Publicity and Number of Representations:

Publicised by neighbour notification letters, press and site notice.

The overall expiry for the publicity was the 11th Feb 2010.

Seven representations of objection received.

Summary of Representations Received:

1. Will overshadow adjacent property (Fairview).
2. Concern over its future use as an independent dwelling unit.
3. Harmful to the character of the Ilkley Conservation Area.
4. Over-dominant development/Scale is disproportionate.
5. Concern over in-fill – loss of visual space.
6. Concern regarding the match of materials.
7. Concern regarding the removal of existing trees on the site.

Consultations:

Design and Conservation Team: No objection in principle as the entrance way and garage will not be highly visible from the highway having a minimal impact on the conservation area. The garage is set well enough back for the tree coverage to hide the extended entrance way and garage. The materials used should be sympathetic to the parent property and the Conservation Area.

Trees Team: No objections to this application

Appraisal:

1. Impact on the Local Environment and Conservation Area

The site is set within the Ilkley Conservation Area and as such development should be of the highest standards of design, preserving the character and appearance of the conservation area in which it is set.

In terms of materials, the proposed garage, office/games room is considered acceptable as it incorporates the use of matching materials (natural coursed stone, natural blue slate and timber frames) to that of the host dwelling and would be sympathetic to the wider surrounding area. It is considered appropriate to reserve approval of materials to ensure a good quality finish. However, as the building would be detached from the main house, it would not be necessary to achieve a precise match to the stonework of the existing house.

Associated with the construction of the building, an existing grassed area would be turned into a stone setted parking area. These materials are appropriate to the character of the area which would be largely concealed behind an existing stone wall along the site frontage.

The proposed garage is 7 metres wide and 11.6 metres deep. The garage is 6.4 metres high, however 1.7 metres of this height is below the ground level of the neighbouring property 'Fairview' and as such the overall impact of the proposals height is reduced. The scale of the proposal is not considered to be excessive in relation to the surrounding built environment which is characterised by predominantly large detached dwellings. The proposal is not considered to be sited in a prominent position, being set back an acceptable 21.6 metres from the highway.

The Tree Officer is satisfied that existing tree cover would not be harmed.

Regard has been paid to the impact of the new building on the open character of the site. It would occupy an existing gap between Lingstead and Fairview and would be more substantial than the existing garage. However, the building would be set well back from street level and the land is below the level of Fairview. Both these factors would reduce the impact when viewed from outside the site. The Council's Conservation Officer has expressed no objections on grounds of loss of the open space between buildings and it is considered that the development would preserve the character and appearance of the conservation area.

The proposal is therefore considered compliant with Policies D1, BH7 and UR3 of the Replacement Unitary Development Plan (2005).

2. Impact on Neighbouring Occupants

Considering the proposed size and siting of the garage in relation to the surrounding properties, it is not considered that it will significantly overshadow, restrict light, or be overbearing in relation to Fair View due to the difference in ground levels between the two sites. This, combined with the proposals distance from the common boundary (some 3 metres), and the presence of Fair View's own garage between the development and habitable room windows in the neighbouring property is such that the development would not cause significant dominance or overshadowing of that neighbouring property.

The proposed garage incorporates a number window / door openings in its elevations but none in the west facing side elevation facing Fair View. This in combination with the levels difference between the proposal and the adjacent site, it is not considered that any overlooking would be caused. The windows in the north, south and east facing elevations are considered acceptable as they are a sufficient distance from their respective boundaries to avoid the creation of direct overlooking issues of the surrounding properties and will ensure that the neighbouring dwelling's occupants existing privacy levels are retained. To maintain this, it is considered appropriate to remove permitted development rights to add windows to the west facing elevation at a later date. The proposal is considered compliant with guidance contained within the Councils Revised House Extensions Policy (2003) and policy UR3 of the RUDP.

The proposal retains sufficient private garden/amenity space and the storage of waste bins for Lingstead.

Note is made of concerns of the objectors regarding the possible misuse of the new building as an independent dwelling. However, the formation of a separate dwelling would be a material change of use that would require a separate planning application that would have to be considered on its own merits. It is a well established principle of Planning that working from home out of a home office is acceptable as long as the scale of such activity remains ancillary to the use of the property as a dwelling and the character and amenity of neighbours are not adversely affected.

The scale of the intended home office to be formed in the new building is not considered to be a problem but it is considered appropriate to impose conditions to ensure that the use of the building remains ancillary to the use of Lingstead for residential purposes and to preclude inappropriate commercial activity in the large garage which would be inappropriate to this quiet area.

3. Impact on Public and Highway Safety

There are no apparent issues of highway safety. Plenty of car parking is retained within the curtilage.

Community Safety Implications:

There are no apparent community safety issues

Reason for Granting Planning Permission:

The development will have no significant adverse effects on local amenity, the character or appearance of the Conservation Area within which the property is situated, or the amenity of neighbours. It complies with Policies BH7 and UR3 of the Replacement Unitary Development Plan (2005) and relevant Supplementary Planning Guidance relating to House Extensions.

Conditions of Approval/Reasons for Refusal:

1. Time Limit : Three Years to commence the development.
 2. Materials to be inspected on site and approved in writing (CA) prior to commencement of development.
 3. Remove permitted development rights for any further windows to be formed in the new building overlooking Fair View.
 4. Restriction of use to ensure the building is to be used for purposes incidental to the enjoyment of the dwelling house at Lingstead.
-