

Report of the Strategic Director of Regeneration to the meeting of the Area Planning Panel (KEIGHLEY) to be held on 12 May 2010

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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.	36A Wheatley Avenue Ilkley West Yorkshire LS29 8PT [Approve] (page 1)	Ilkley
2.	Land To South West Of 12 Elmwood Terrace Keighley West Yorkshire BD22 7DP [Approve] (page 7)	Keighley West

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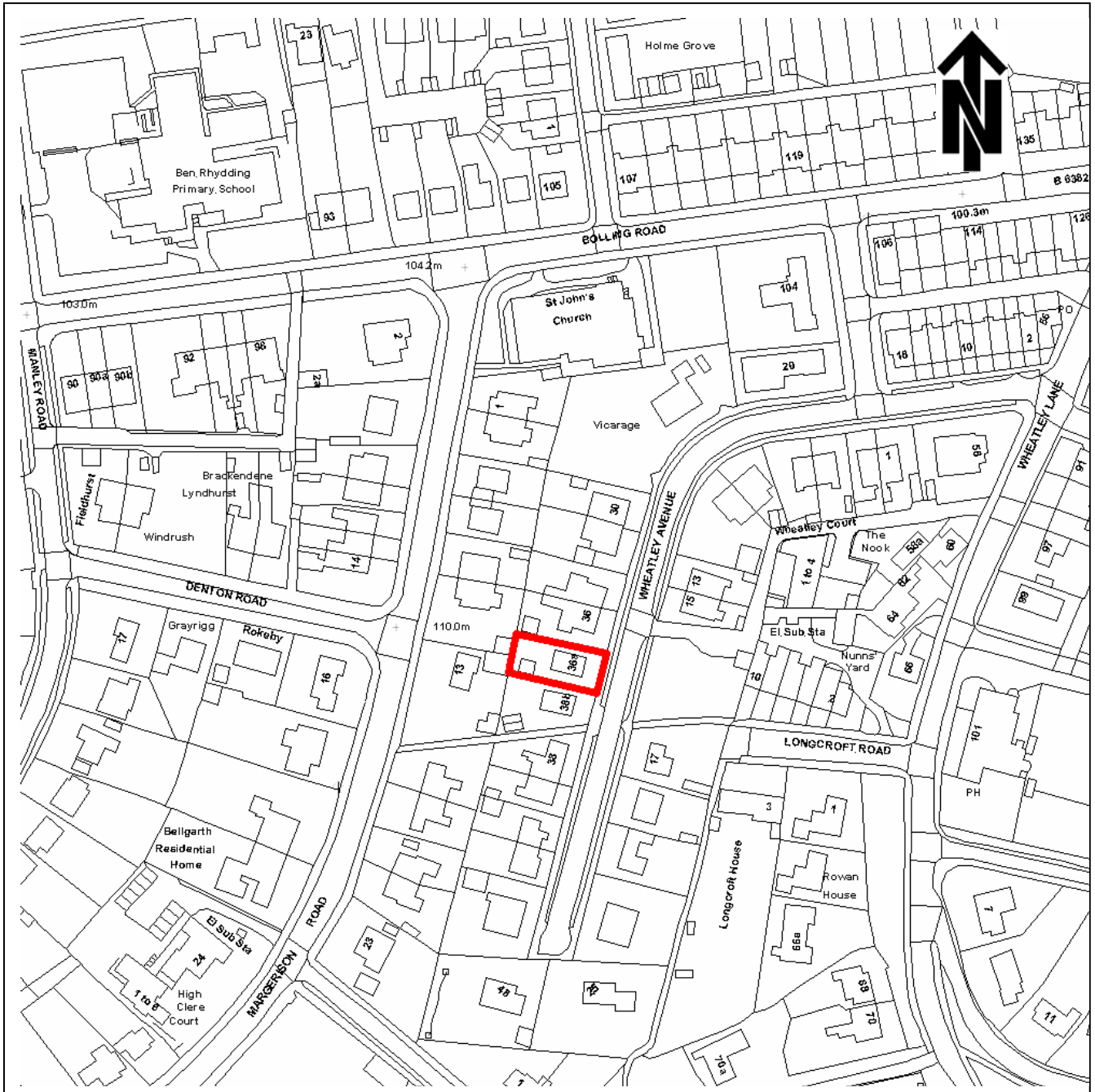
Improvement Committee Area:
Regeneration and Economy



Area Planning Panel (Keighley)

10/00836/HOU

12 May 2010



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ITEM NO. : 1	LOCATION: 36A Wheatley Avenue Ilkley
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12 May 2010

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

Application Number:
10/00836/HOU

Type of Application/Proposal and Address:

A full application for the construction of a two storey side and single storey rear extension – at No 36A Wheatley Avenue.

Applicant:

Mr Neil Jerome

Agent:

Mr Mark Scatchard

Site Description:

The dwelling is situated in Ben Rhydding Conservation Area but is one of a pair of 1970s detached houses with a stone front and rendered side and rear walls. It is located on a residential cul de sac that includes a mixture of older traditional stone houses and modern infill housing set in gardens.

Relevant Site History:

No relevant site history except for an application for Conservation Area Consent 09/04792/CAC which was withdrawn presumably because Conservation Area Consent to demolish the existing garage is not required because it is less than 115 cubic metres in volume.

Replacement Unitary Development Plan (RUDP):

Allocation

The site is located within the Ben Rhydding Conservation Area as defined by the Replacement Unitary Development Plan (2005).

Proposals and Policies

UR3 – local planning considerations
D1 – design considerations
D4 – community safety
BH7 – criteria governing development in conservation areas

Supplementary Planning Guidance comprising the Councils Revised House Extensions Policy adopted 2003 has been considered.

Parish Council:

Ilkley Parish Council recommends refusal stating the proposal constitutes over-development of the site, is too close to the boundary and appears to have a terracing effect.

Parish Council requests the application be decided at Panel if the recommendation of the officer differs from theirs.

Publicity and Number of Representations:

Publicised by neighbour notification letters, press and site notice
The overall expiry for the publicity was the 8th April 2010.
One representation was received.

Summary of Representations Received:

The issues that were raised relate to the proposal

- overlooking,
- overshadowing and causing a loss of light,
- the visual impact of its crowded appearance and being unacceptably close to the neighbouring property and that this is inappropriate in the Conservation Area.
- impacting on parking and vehicular access.

These issues are addressed within the appraisal.

Issues relating to the impact of the extension on the structural integrity of the adjoining property (No 38b) were also raised. This issue is not considered to be a planning concern and would be controlled under the Building Regulations.

Consultations:

Design and Conservation Team : Have concerns regarding the mass of the building in relation to the plot size. A larger set back from the side boundary line would be more appropriate and samples of the materials should be approved prior to development. Advise that pointing should be recessed or flush and the window frames should be recessed slightly within the openings. Windows should be side hung casements (timber).

Summary of Main Issues:

- Impact on the local environment and the character and appearance of the Conservation Area
- Impact on Neighbour
- Impact on Public and Highway Safety

Appraisal:

Impact on the local environment and the character and appearance of the Conservation Area

The proposal is for a two-storey side extension and a minor single storey rear extension. A canopy across the front would tie the original house and extension together. The extensions are to be constructed from matching materials - with coursed stonework proposed for the front wall of the two storey extension and matching render elsewhere on sides and rear. Concrete tiles to match the existing roof and white painted timber frames will be used. These are considered well related to the existing property and sympathetic with the wider surrounding area and compliant with the Councils Revised House Extensions Policy.

The dual-pitched roof of the two storey extension would have a ridge line that is lower (600 mm) than that of the existing dwelling and the two storey extension would be set back 1 metre at first floor level. This would result in appropriately balanced appearance. Setting aside the relationship to the size of the plot, the extension would not detract from the appearance of the original dwelling owing to this subordination to the original house and use of matching materials and window designs.

The front lean-to canopy and the associated alterations to the front windows would add some visual interest to the existing plain façade of this 1970s house and is considered an enhancement rather than a feature that would detract from its appearance.

The smaller rear extension has a lean-to roof. It would not be visible from the street and is a modest structure that would not detract from the existing dwelling's appearance.

It is acknowledged that the Conservation Officer has expressed some reservations about the bulk of the side extension in relation to the size of the plot and that the modest separation of just over 500mm from the side boundary may not give enough sense of separation between the properties along Wheatley Avenue. These comments have also been raised by the Parish Council and the objector who consider the extensions to be overdevelopment. The Parish Council are concerned about the "terracing effect" of the extension – changing the character of the street from one of detached dwellings separated by gardens to one where the buildings look too close together and dominate the plot.

However, the scheme would still retain a degree of separation between 38a and 38b. The existing house is not a heritage building and makes no significant contribution to the historic environment. The Conservation Officer agrees that the proposed extensions are relatively well designed to compliment the existing dwelling. Overall, it is considered that the extensions would enhance the appearance of the existing unremarkable house and these enhancements are, on balance considered to outweigh the small concerns about loss of the gap between the dwellings at this point in the cul de sac.

It is considered that, overall, the proposal would have a neutral impact on the character or appearance of the Ben Rhydding Conservation Area and is considered compliant with policy D1 and BH7 of the Replacement Unitary Development Plan (2005) and guidance contained within the Revised House Extensions Policy.

Impact on Neighbours

The proposed two storey side part of the extension would be situated 475 mm from the site's southern boundary with 38b Wheatley Avenue at its closest point. There is a further 1500 mm gap between this boundary line and the outer wall of the adjacent dwelling. The side extension would be set back behind the front wall of the existing house and, taking into account the sun's movement across the site, the proposed two storey side and single storey rear extension would not cause any undue overshadowing or loss of light or outlook to the adjacent dwelling – they would, indeed, be built on the north side of 38b Wheatley Avenue.

The side wall of the adjoining house at 38b is blank and the only window proposed in the side elevation of the extension would be a high level window to give extra light to a living room. This would be set with a sill 1.7m above floor level and so should not permit views of the neighbouring property.

The incorporation of a first floor window and the remodelling of the windows in the principle elevation of the existing dwelling are not considered to have any unacceptable impact on the occupants of the dwellings opposite due to the width of the intervening street. The residential amenity of neighbours behind the property will not be affected by the limited projection of the rear extension.

The adjoining neighbour is concerned about overlooking from the 1st floor bedroom window in the rear wall of the extension. However, any views would be at an angle and this would not be significantly worse than the overlooking from existing 1st floor windows in the back of the house. Overlooking claimed from rooflights in the ground floor extension is not possible as these will be facing the sky and at 2.4 m would be set well above eye level.

The scheme includes provision of two new windows in the north elevation wall. These are shown as obscure glazed and top opening to prevent invasive views towards the neighbour at 26 Wheatley Avenue. A condition is suggested to ensure this treatment of the windows and subsequent retention of the obscure glass and top opening window.

The proposal is considered compliant with Policy No 7 and 7 B of the councils Revised House Extensions Policy (2003).

The proposed extensions are considered to retain a sufficient amount of space for private amenity purposes and the storage of waste bins as required by with Policy No 8 of the Revised House Extensions Policy (2003). The proposals are not considered to harm the living conditions of occupiers of any surrounding property and are compliant with Policy UR3 of the Replacement Unitary Development Plan (2005).

Impact on Public and Highway Safety

The proposal incorporates a garage into the side extension, replacing the existing garage at the rear of the house. An additional 5.7 m long car parking space is retained in front of the garage. It is acknowledged that the site could presently accommodate 4 or 5 cars on the drive and in the garage to be demolished. However, it would be unreasonable to insist on retention of this number of spaces devoted to the motor car. The house would retain sufficient off-street parking to provide for two vehicles to be parked clear of the street which meets and indeed exceeds Council policy. The scheme does not alter the existing drive arrangement into and out of the site and is not considered to have any significant adverse consequences for local highway safety or congestion.

Community Safety Implications:

There are no apparent issues of security/safety.

Reason for Granting Planning Permission:

The proposed two storey side and single story rear extension is considered to relate satisfactorily to the character of the existing dwelling and to preserve the character and appearance of Ben Rhydding Conservation Area. The impact of the extension upon the occupants of neighbouring properties has been assessed and it is considered that it will not have a significantly adverse effect upon their residential amenity. As such this proposal is considered to be in accordance with Policy UR3, BH7 and D1 of the Replacement Unitary Development Plan (2005) and the Revised House Extensions Policy (2003).

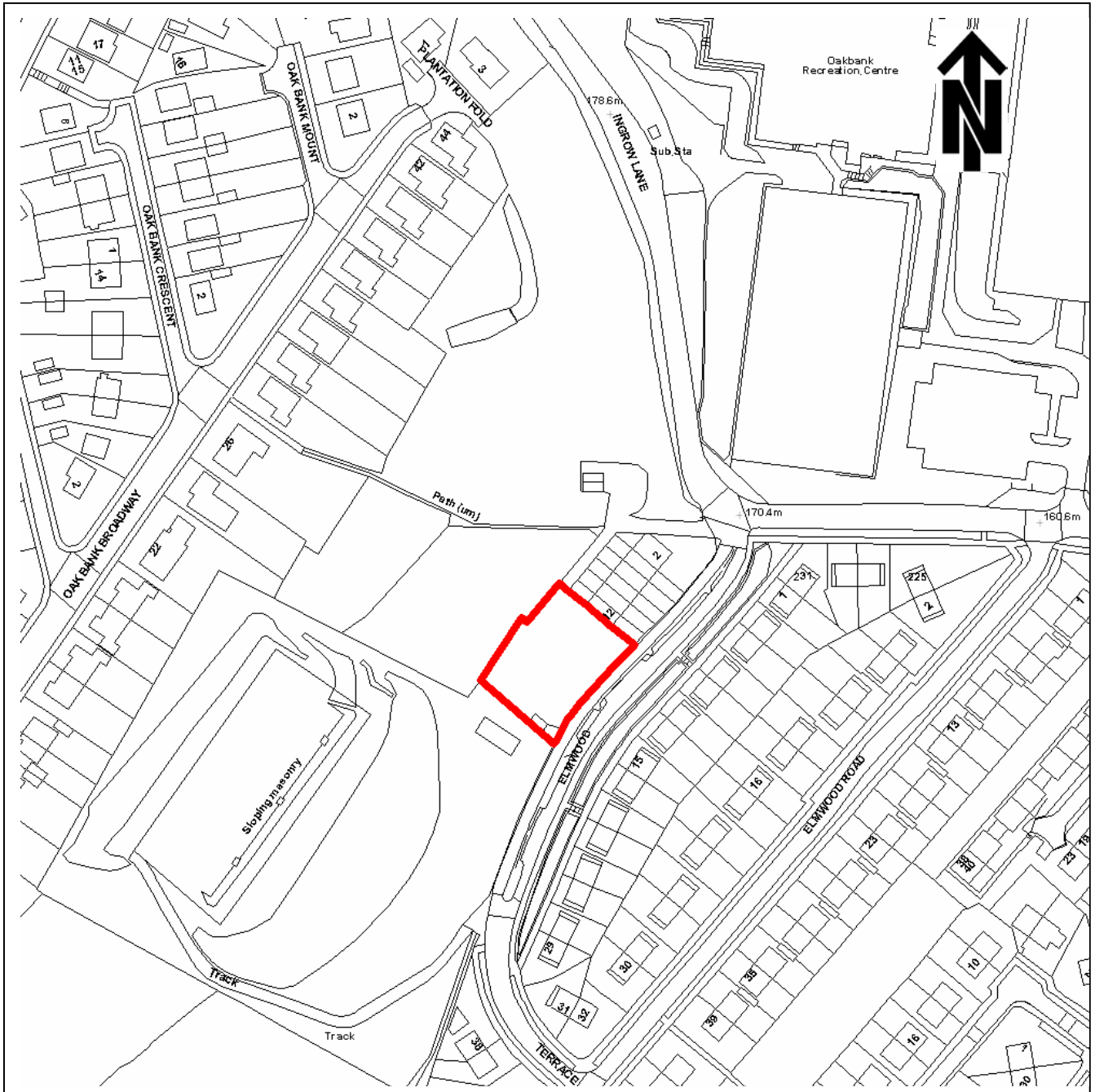
Conditions of Approval:

1. Time Limit for commencement - Three Years
 2. Require use of materials to match existing as specified on the approved plans
 3. PD rights removed to install further windows in the side wall.
 4. South elevation kitchen windows shall be obscure glazed and top opening only.
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Area Planning Panel (Keighley)

10/00921/OUT

12 May 2010



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ITEM NO. : 2

LOCATION:

Land To South West Of
12 Elmwood Terrace, Keighley

12 May 2010

Item Number: 2
Ward: KEIGHLEY WEST
Recommendation:
TO GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS

Application Number:
10/00921/OUT

Type of Application/Proposal and Address:

An outline planning application for the construction of 6 town houses with off-street car parking. Land to the south west of 12, Elmwood Terrace, Ingrow, Keighley.

Although the submitted drawings show full design and elevation details, the application form seeks permission only for the layout of the 6 houses. The design and elevation details are therefore regarded as for illustration purposes only.

The application is before Panel at the request of Keighley Town Council.

Applicant:
Mr A Dukalskis

Agent:
Mr S Paxford

Site Description:

This site comprises an area of land (1130 sq metres) presently forming the residential curtilage of 12 Elmwood Terrace, the end property on an existing row of traditional stone dwellings. The garden and the existing row of houses are elevated slightly above Elmwood Terrace and look across the road towards Bracken Bank residential estate which is at a lower level to the east and south. The side wall of No. 12 Elmwood Terrace which would form the north boundary of the site is rendered and contains no windows.

Access is from the lightly trafficked highway comprising Elmwood Terrace, which is split into two single track roadways separated by an approximately 2 metre wide verge that falls in level away from the site so that the north-bound traffic runs at lower level than that on the south bound side.

Open ground extends up the slope to the rear (west) of the site and beyond the site to the south west.

Relevant Site History:
None relevant.

Replacement Unitary Development Plan (RUDP):

Allocation

This site is unallocated by the Replacement Unitary Development Plan.

Proposals and Policies

UDP3 – quality of built and natural environment

UR3 – local impact of development

D1 – general design consideration

D4 – community safety

TM2 – impact of traffic and its mitigation

TM12 – parking standards for residential development

TM19A – traffic management and road safety

Parish Council:

Keighley Town Council objects to the application and has sought consideration by Area Planning Panel. “This proposal has a very bad access, the road is not sufficiently wide enough. There would be an overload of local services”.

Publicity and Number of Representations:

Application advertised by neighbour letters and site notice. Expiry 19 April 2010

No representations have been received.

Summary of Representations Received:

N/A

Consultations:

Highways: Satisfied with the level of parking provision is available, but applicant should demonstrate that the parking is operationally practicable. The gradient of driveways should not exceed 1 in 12.

Drainage: Separate drainage required. Parking areas and hardstandings should be surfaced using porous paving to keep impermeability of the land to a minimum. Sections showing proposed drainage will require approval.

Summary of Main Issues:

Principle of residential development

Appropriateness to character of the area.

Impact on neighbours and local amenity.

Suitability of highway and parking arrangements.

Appraisal:

Principle

This site is located within the urban area of Keighley and comprises an existing residential curtilage. This would therefore be “previously developed land” as defined by PPS3. Its development for residential purposes therefore raises no issues of concern in terms of broad principle, subject to matters of detail. The site extends to 1130 square metres, so 6 town houses would amount to 53 dwellings per hectare which is above the expected range required by RUDP Policies.

Appropriateness to the character of the area

The applicant has not requested consideration of the appearance, height or scale of the 6 dwellings as part of this outline application. However, the submitted drawings show that a typical 3 storey block, with garaging at ground level, would appear to have a similar height and bulk as the adjoining traditional terrace.

The scale and massing of a row of dwellings up to 3 storeys in height would therefore be appropriate to the context where the existing terrace of dwellings to the immediate north has significant presence in the street scene, largely as a consequence of the elevation of the site.

In design terms, where the local vernacular context is very varied in character, the proposals are considered to be acceptable in light of Policies UDP3, UR3 and D1 of the RUDP.

Impact on neighbours

The gable wall of 12 Elmwood Terrace is blank so this neighbouring property would be unaffected by development in its cartilage. Sufficient garden remains for future occupiers of this house. There are no properties adjoining the south and west boundaries of the site and the proposed dwellings would be separated from nearest housing to the south east by a distance of 30 metres, which is considered more than adequate to preserve existing levels of privacy for existing occupiers. This distance would ensure that there would be no adverse effects by way of overshadowing or over-dominance.

Overall, given the context and subject to the matters identified, the development is considered to be in broad conformity with Policies UDP3, UR3 and D1 of the RUDP

Highways

The site is accessed from a one-way section of Elmwood Terrace which is considered to be a relatively lightly trafficked highway. Although the carriageway is narrow, this is regarded as an acceptable arrangement for access and servicing.

However, the Council's highway engineer notes that the narrow width of this section of highway there may cause issues for vehicles manoeuvring into and out of the parking areas and has asked for clarification that the parking spaces to the front of the dwellings would be workable. This may be addressed by avoiding the use of significant walling or fencing on the immediate highway frontage, so that no intervening walls or fences are erected that might restrict individual access arrangements so as not to interfere with the turning moments of vehicles entering or leaving the site from the carriageway.

This planning application is in outline, which allows the Local Planning Authority to reserve elements of the proposal for later approval. This enables the principle of the development in particular to be considered without all details being presented for determined. A condition is therefore recommended to ensure that the drives are laid out so that no obstructions to reversing manoeuvres are introduced.

The engineer also notes that the driveway gradients suggested on the outline drawings are steep at 1 in 10, but he would accept gradients of 1 in 12. These can be achieved without significant difficulty and it would be appropriate to also address this issue by way of a condition insisting that drives are formed at a maximum gradient of 1 in 12.

The available width of carriageway would preclude any possibility of on-street parking since this would block the road for all users.

Although the Town Council is concerned about access. in summary and subject to these issues being satisfactorily addressed at reserved matters stage and subject to compliance with the suggested conditions, it is considered that the development of 6 town houses is acceptable in the light of Policies TM2, TM12 and TM19A of the RUDP.

Community Safety Implications:

There are no community safety implications.

Reason for Granting Planning Permission:

This site is located within the urban area of Keighley and comprises land that forms the curtilage of an existing dwelling. Its use for new housing would therefore represent a sustainable form of development in terms of efficient use of urban land and as such is acceptable in principle. The layout of the dwellings would result in a development that would be appropriate to the character of the locality and would sit comfortably in the street scene. The development would not give rise to significant harm to the general amenities or living conditions of existing occupiers in the locality. As such the proposals are considered acceptable in the light of Policies UDP3, UR3, D1, D4, TM2, TM12 and TM19A of the Bradford Replacement Unitary Development Plan.

Conditions of Approval:

Grant subject to the following conditions:

1. Application for reserved matters to be made within 3 years.
 2. Development is to be begun within 2 years of the date of approval of reserved matters.
 3. Specify the reserved matters that are still to be approved.
 4. Sample materials.
 5. Notwithstanding the details shown on the approved plans the layout of drives shall be arranged with no obstructions to manoeuvring and at a maximum gradient of 1 in 12.
 6. Separate drainage in accordance with details to be submitted as Reserved Matters.
 7. Porous paving to be used for vehicle hardstandings.
 8. Details of access arrangements and driveway gradients from Elmwood Terrace to be Reserved Matters.
 9. Off street car parking shall be formed and made permanently available prior to occupation.
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