



Appeal Decision

Site visit made on 25 January 2023

by John Morrison BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27 January 2023

Appeal Ref: APP/N4720/D/22/3303808

16 Cookridge Drive, Cookridge, Leeds LS16 7LT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr James McDermott against the decision of Leeds City Council.
 - The application Ref 22/03536/FU, dated 18 May 2022, was refused by notice dated 22 July 2022.
 - The development proposed is a two storey side extension, single storey rear extension and dormer to loft.
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Decision

1. The appeal is allowed and planning permission is granted for a two storey side extension, single storey rear extension and dormer to loft at 16 Cookridge Drive, Leeds LS16 7LT in accordance with the terms of the application, Ref 22/03536/FU, dated 18 May 2022, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plan; drawing reference 501, dated 09/05/22.
 - 3) Notwithstanding the plan hereby approved, the colour and finish of the external materials to be used in the development hereby permitted shall match those used in the existing dwelling.

Preliminary Matters and Main Issue

2. The Council do not object to the proposed single storey rear extension or the dormer. I have no reason to disagree. The main issue is therefore the effect of the two storey side extension, the roof design specifically, on the character and appearance of the area.

Reasons

3. The appeal building is a two storey semi detached dwelling. It has a hipped roof and two storey curved bay windows to the front. It has a deep set back from the road, reflective of what is a defined and characterful building line. The adjoining neighbour is an almost mirror image, save for an attached single storey garage. There are works ongoing at the appeal building, which include the addition of a first floor to the side and a dormer window to the rear. These benefit from a planning permission granted in 2021, Council reference 21/05063/FU. The wider area is residential and formed by a straight road with dwellings lining either side. They are all set back largely uniformly but vary in

their type, design, roof form and scale. A large number of extensions have taken place in the street scene, these also vary in their size and detail.

4. By virtue of the approved works that are currently ongoing at the appeal building, the symmetry of the pair has already been affected. Regardless of the proposed final roof form thereof, the extension has had an unbalancing effect on the original appearance of the semis. In terms of scale, the appeal scheme is not vastly different to the extant permission, save for the addition of a gable roof which, when viewed in the context of the proposed hipped roof on the extended section, would sit appropriately with both the varied roof forms in the street scene and nod to the originality of the adjoining neighbour.
5. I also noticed as part of my site visit that there are pairs of semi detached buildings with contrasting roof forms in the street scene, in keeping with the area's prevailing eclecticism. Furthermore, and on their own merits, the suite of extensions taken together would result in design subservient additions which would respect the detail and materials of its host.
6. The appeal scheme would therefore comply with the aims of Policy P10 of the Leeds City Council Core Strategy Selective Review (2019), saved Policies GP5 and BD6 of the Leeds Unitary Development Plan (2006), Policy HDG1 of the Householder Design Guide Supplementary Planning Document (2012) and the National Planning Policy Framework (2021). Together, and amongst other things, these policies require new development, extensions to dwellings specifically, to respect the scale, form and design of the host building and are of high quality, inclusive and contextually appropriate design generally.

Other Matters

7. The location and size of the proposed extensions and the placement of windows within them, taking into account the size of the host plot and those around it, will ensure that there would be no adverse effect on the living conditions of neighbours.

Conditions

8. I have imposed the standard conditions pertaining to the timescale for the commencement of development and adherence to the approved plan. These are reasonable and necessary because, whilst some works have been carried out on site, they are the implementation of a separate planning permission. The approved plan does show matching materials but with limited reference to precisely what they may be beyond their colour. I have amended the materials condition accordingly.

Conclusion

9. For the above reasons, the appeal scheme would comply with the development plan. The appeal should therefore be allowed, subject to the conditions set out.

John Morrison

INSPECTOR