



Appeal Decision

Site visit made on 17 October 2023

by A Caines BSc (Hons) MSc TP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19th October 2023

Appeal Ref: APP/N4720/D/23/3328660

10 Oak View, Adel, Leeds LS16 8FJ

- 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 Rebecca Reynolds against the decision of Leeds City Council.
 - The application Ref 23/01988/FU, dated 28 March 2023, was refused by notice dated 9 June 2023.
 - The development proposed is single-storey front porch extension and single-storey rear extension.
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Decision

1. The appeal is allowed and planning permission is granted for single-storey front porch extension and single-storey rear extension at 10 Oak View, Leeds LS16 8FJ in accordance with the terms of the application Ref 23/01988/FU, dated 28 March 2023, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location plan; 2307-01.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the host building and surrounding area.

Reasons

3. The appeal property is a large two-storey detached house which is set back from the road at the corner of Church Lane with Holt Avenue. The houses within this modern planned residential estate are similarly constructed in a traditional style and materials, albeit with some variation in the set house types.
4. The Council did not raise any objection to the proposed single-storey rear extension, and from my own observations, I have no reason to disagree. I shall therefore focus my attention on the proposed front porch.
5. The house has a well-balanced front elevation featuring a symmetrical composition of windows around a central door. The other three houses within the row feature two-storey gable projections of variable size, design, and position, such that the front building line is not uniform.

6. The porch would be simple in form, reflecting the gable design of the house and front gable features on the neighbouring dwellings. It's height, width, and projection would be modest and entirely proportionate to the scale of the host building. Although the door would be moved to the side of the porch, the front window and central position of the porch would suitably retain the balance and symmetry of the front elevation. Further, due to the set back of the property and the presence of roadside hedges, the porch would not appear overly prominent in the street scene. Overall, the porch would be a modest and sympathetically designed addition to the property, and so, would not harm the character and appearance of the building or street scene.
7. Accordingly, the proposals comply with the design principles of Policy P10 of the Leeds City Council Core Strategy (as amended by the Core Strategy Selective Review 2019), saved Policy BD6 of the Leeds City Council Unitary Development Plan (Review 2006), and policy HDG1 of the Council's Householder Design Guide Supplementary Planning Document (2012). Amongst other things, these require development, including extensions, to be well designed, and to respect the scale, form, and features of the original building and the character of its surroundings.

Other Matters

8. The boundary of the Adel-St Johns Conservation Area (the CA) runs along the eastern side of Church Lane, encompassing the sports fields and other land. The setting of the CA includes those areas in close proximity to it, which are part of the surroundings in which the heritage asset is experienced. I am mindful of my statutory duty in relation to preserving or enhancing the character or appearance of the CA, but for the reasons above, I am satisfied that the setting of the CA would be preserved. I note that the Council did not raise any concerns in this particular regard.

Conditions

9. As suggested by the Council, I have imposed the standard commencement and approved plans conditions for certainty. A condition requiring the external materials to match the existing building would ensure a satisfactory appearance of the development.

Conclusion

10. For the reasons given above, I conclude that the appeal should succeed.

A Caines

INSPECTOR