

Planning Committee  
2016 Applications considered as at- 23/02/2017

<b>App No</b>	<b>Address</b>	<b>Description</b>	<b>Recommendation</b>	<b>Outcome</b>
16/00363	Prospect House, 27 Beary Lane	Single storey front extension; roof alterations and raised ridge height of existing two storey side extensions; porch to rear and conversion of existing garage to habitable room	The Parish Council objects to the new pedestrian access gate on to Breary Lane. This changes the street scene and does not preserve or enhance the Conservation Area.	Approved
16/00624	16 The Cedars	Loft conversion with dormer windows at front/rear and single storey rear extension	The Parish Council objects to this application. The proposed dormers are unsympathetic to the design of the property and over dominant. They do not comply with the recommendations on p32 of the Household Design guide.	Approved
16/00636	41 Tredgold Avenue	Single story extension with new pitched roof over garage to front and single storey rear extension	The Parish Council has no objection to this application.	Approved
16/00666	6 Hall Close	Two storey and single storey front/side/rear extensions	The Parish Council has no objection to this application.	Approved
16/00954	Rose Cottage, Occupation Lane	Single storey side/rear extension; replacement porch and new porch to front; two additional windows to first floor side elevation	The Parish Council objects to this application. It considers the proposals to be unsympathetic and incongruous to the original design of the building and detrimental to the street scene when viewed from Old Lane	Refused Appeal lodged - outcome appeal not upheld
16/00913	41 Parklands	Alterations including two storey, single storey and first floor rear extension; single storey front extension; first floor side extension; conversion of one garage to habitable room with new pitched roof above to front/side and first floor window to other side	The Parish Council objects to this application. The proposal does not comply with the Household Design Guide in that it does not achieve the recommended 1m minimum distance from the boundary and would be overbearing on the adjacent property. REVISED PLANS SUBMITTED.	

Planning Committee  
2016 Applications considered as at- 23/02/2017

16/01459	8 The Poplars	Glass roof canopy to rear of detached garage	The Parish Council has no objection to this application.	Approved
16/01610	The Piggery, Old Manor Farm, Church Hill	New external staircase with railing above and store beneath to front	The Parish Council objects to this application. The property is within the Bramhope Conservation area and the changes will adversely affect surrounding properties and have a negative effect on the adjacent listed building.	Approved
16/01653	Orval, High Ridge Way	Single storey rear extension to existing garage incorporating conversion to habitable rooms/store area and part new roof	No objection	Approved
16/01947	36 Hilton Grange, Bramhope	Orangery to rear of property	The Parish Council objects due to over development contrary to the LCC Houshold desgin guide.	Refused
16/01879	Evergreens, High Ridge Way, Bramhope	Single storey front and side extensions; pitched roof to existing side extension; first floor window to front	The Parish Council object due to the desgin being inappropriate in a conservation area.	
16/01739	3 Parklands Crescent Bramhope Leeds	First floor rear extension; garage conversion to habitable room; first floor window at side; widening of access and area of hardstanding to front	No objection	Approved
16/00913	41 Parklands	REVISED PLANS for alterations including two storey, single storey and first floor rear extension; single storey front extension; first floor side extension; conversion of one garage to habitable room with new pitched roof above to front/side and first floor window to other side	The Parish Council objects. This would be over development of the site and would be detrimental to the appearance of the street scene. The proposed rear first floor extension would be overbearing and overshadow the neighbouring property.	Approved
16/00096	Blackhill Quarry, Kings Road, Bramhope	Consolidation application to combine planning applications 14/07127/FU, 29/376/05 & 29/377/05	No objection	Withdrawn
16/02307	79 Breary Lane East, Bramhope	Single storey and two storey rear extension	No objection	
16/02235	Fairview 4 Manor Gates Bramhope Leeds LS16 9HA	Certificate of existing lawfulness for use as domestic garden	Objection agreed via email and emailed to the Planning department on 29/04/16 - see attached	Refused
16/02387	6 Hillcrest, Harrogate Road, Bramhope	Two storey side extension with first floor balcony at rear, dormer window to rear, porch to front	The Parish Council objects. The extension seems to be less than 1 metre from the boundary which does not follow the Leeds City Council householder design, which recommends an absolute minimum of 1 metre within the boundary for a 2 storey extension. In addition the ground floor plan is inaccurate.	Approved

Planning Committee  
2016 Applications considered as at- 23/02/2017

16/02390	38 Parklands Gate Bramhope Leeds LS16 9AG	Two storey and single storey side/rear extension	The Parish Council objects. The extension has an unacceptable negative impact on adjoining properties in terms of overshadowing and being overbearing. The proposed extension is too close to the boundary of Number 36.	Approved
16/02251	Old Lane Bramhope Leeds	Animal shelter and haystore	The Parish Council objects. The development would have a negative impact on the landscape between Bramhope and Hilton Grange. Paragraph 81 of the NPPF states that any new building should enhance the landscape. This building would dominate the landscape locally. The landscape to the north of Old Lane from Bramhope village to Old Lane is characterised by open fields to the horizon broken only by trees, hedges and stone walls. It is noted that the existing stables for 4 horses have been omitted from the plan. The proposed building would be obtrusive and incongruous and would not sit sympathetically in the landscape.	Refused
16/01914	None GO Bye Farm Otley Old Road Bramhope Leeds LS18 5HZ	Formation of new vehicular access, construction of access track; erection of new section of boundary wall	No objection	Approved
16/02629	Land adjacent to 11 Hall Drive, Bramhope, LS16	Outline application for one detached dwelling	No objection	Approved
16/02620	1 Hall Rise, Bramhope, LS16 9JG	Alterations involving ground floor and lower ground floor extension to rear	No objection	Approved
16/02647	2 Breary Lane, Bramhope, LS16	Two storey and single storey front and side extension to form garage/store with ancillary accommodation over	The Parish Council objects. The proposal would be a negative element within the conservation area. It is over development and it will neither retain nor enhance the character of the conservation area.	Refused
16/02643	4 Southfield, Bramhope	Two Storey side extension and single storey rear	No objection	Approved
16/02830	51 The Birches, Bramhope	Raised decking and fencing to rear	The Parish Council objects. The decking would be overbearing as it would be at height of 2.6 metres above the ground level of the adjoining property and would cause excessive overshadowing.	Refused
N4720/W/16/31477	Land at Junction of Mall Lane and Carlton Lane, Guiseley, LS20 9PE	Detached stable and field shelter	No objection	
16/02870	309 Leeds Road, Bramhope, LS16 9JX	Single storey side and rear extension	The Parish Council object. The size and shape is not in keeping with the main dwelling and does not conform with HDG1 of the Householder Design Guide.	Withdrawn

Planning Committee  
2016 Applications considered as at- 23/02/2017

16/00198	16 Breary Rise, Bramhope, Leeds, LS16 9AL	Revised plans for Two storey and single storey side/rear extension and detached garage to side/rear.	Comments on Original application: The Parish Council objects to this application on two grounds. Firstly the proposed garage is grossly disproportionate to the size of the plot. Secondly, the proposed conservatory does not comply with the 45 degree rule in the Household Design Guide. We assume that site layout plan ref 15/FRP/S/18/04 is superceeded. The Parish council objects the garage which is disproportionate to the dwelling and the plot. In addition the height of the rear extension contravenes the 45 degree rule in the Household Design Guide.	Approved
16/03130	77 Leeds Road, Bramhope	Part Single storey, part two storey side/rear extension	No objection	Approved
16/03281	24 Creskeld Lane Bramhope LS16 9E	Alterations involving first floor side and rear extension including dormer window to rear	No objection	Approved
16/03289	Woodlands Farm, Occupation Lane, Bramhope, Leeds, LS16 9HS	Change of use of barn to dwelling	The Parish Council objects. The Parish Council does not feel the development fully complies with policy GB4 and N36	Approved
16/03779 & 03784	Meadow Bank Farm, Old Lane, Bramhope, Leeds, LS16 9HG	Certificate of Existing lawful development for use of building for the storage of large plant, machinery and surplus tools	The Parish Council objects. The site should remain green belt rather than be designated as brown field site.	Withdrawn
16/03995	Three Gables, Parklands, Bramhope	Single storey rear extension and porch to front.	No objection	Approved
16/04216	7 Meadow Garth, Bramhope	Single storey rear extension and raised patio area	No objection	Approved
16/4203	16 Breary Rise, Bramhope, Leeds, LS16 9AL	Detached garage to side/rear	The Parish Council objects. The size of the development is out of scale with the size of the property and the proposed height of 6 metres is excessive for a garage.	Approved
16/04086	2 School Green, Bramhope	Two storey and single storey front, side and rear extension with balcony to rear; first floor window to side, patio to rear, extended hardstanding to front	The Parish Council objects. The side extension is too close the boundary and the front extension is beyond the building line which the Parish Council feels is not in keeping with the street scene. In addition the windows from the games room overlook the adjoining property.	Approved
16/04509	32 Parklands Gate, Bramhope	Part two storey, part single storey extension to rear/side. Raised area to rear.	No objection	Approved
16/04605	27 Creskeld Lane, Bramhope	Part two storey, part single storey extension to rear/side. First floor window to front and widening of vehicular access with new gates.	The Parish Council objects. In terms of extension to the house the Parish Council has no objection. The Parish Council objects to the boundary treatment, ie the proposed solid wood gates are not in keeping with the conservation area and the rest of the properties in the immediate vicinity.	Approved

Planning Committee  
2016 Applications considered as at- 23/02/2017

16/04665	28 Breary Lane East, Bramhope	Alterations including first floor side extension: single storey rear and front extensions: dormer windows to front and rear: new pitched roofs to flat roofs and conversion of one garage to habitable room	The Parish Council objects. The study windows are not in keeping or in character with the property or the conservation area. The change to create an in/out driveway will result in the loss of some mature beech hedge and grass verge and possible loss of trees. The proposed driveway surfacing is not in keeping with the character of the conservation area.	Approved
16/04714	41 Parklands, Bramhope	Alterations involving single storey, first floor and two storey front, side and rear extension including new window opening to first floor side	The Parish Council objects. The side extension will be detrimental to the adjoining property. The rear extension will be overbearing and will overshadow the adjoining property being on the south side of number 43.	Approved
16/04767	Land To South Of Woodlands Farm Otley Old Road Bramhope	Youth Development Riding Centre with indoor manege and facilities block, with car parking	The Parish Council objects. The development will be in the green belt. The Parish Council feels the development doesn't comply with Leeds UDP, section GB13 and GB20, in particular that the visual impact of the development on the countryside will not be minimised.	Current
16/04798	White Windows Staircase Lane Bramhope	Dormer window to front, new pitched roof and alterations including balcony to existing rear dormer window	The Parish Council objects. The front dormer is incongruous and out of character with the original house design. The Parish Council also object to the roof of the rear dormer as it should follow the LCC Household design guide in that the ridge of the pitched roof should be set down from the ridge of the main roof.	Approved
16/04840	26 Long Meadows, Bramhope	First floor rear extension and new first floor side windows	No objection.	Approved
16/04951	Oak Tree House, 20 Breary Lane, Bramhope	Alterations to include single storey rear extension	No objection	Approved
16/04499	3 Meadow End, Bramhope	Single storey extension and dormer window to rear	The Parish Council objects. The rear dormer is not set down from the ridge therefore does not meet the requirements of the LCC household design guide.	Approved
16/05175	69 The Birches, Bramhope	4m single storey rear extension. 3.9m to ridge height and 2.8m to eaves	No objection	Not required
16/05298	50 Long Meadows, Bramhope	Alterations including single storey side/rear extension; conversion of part of garage to a habitable room	No objection	Approved
16/0527	Moor Road Cemetery, Bramhope	Replacement of Cemetery Shed	No comments as Parish Council application	Approved

Planning Committee  
2016 Applications considered as at- 23/02/2017

16/05517	5 Glenmore Court Bramhope Leeds LS16 9BW	Alterations including two storey side extension incorporating porch to front; porch with canopy to existing front entrance	The Parish Council objects. The proposed extension would be overbearing and is not subservient to the main building as recommended in the LCC Household Design Guide. It will not maintain the spaces between properties which the Design Guide strongly recommends	Approved
16/05842	15 Long Meadows, Bramhope	Single storey side and rear extension	No objection	Current
16/06146	11A Breary Lane Bramhope Leeds	Alterations involving part demolition and re-build of single storey side extension with new roof, addition of rear entrance hall/porch and addition of patio doors, together with new doorway connecting to 11 Breary Lane. Addition of new patio doors to kitchen with exterior raised patio and internal remodelling works	No objection	Approved
16/06148	White Windows Staircase Lane Bramhope	Single Storey infill extension	No objection	Approved
16/06269	31 The Birches, Bramhope	Single store side/rear extension, alterations to roof with dormer window, front infill porch	The Parish Council objects. The dormer windows contravene the guidelines in the LCC Household Design Guide as stipulated on page 32 and 33. The proposed extension would be overbearing and would affect the street scene. The rear extension is unlikely to comply with the 45 degree rule	
16/06337	49 Creskeld Lane, Bramhope	Dormer windows to rear	No objection	
16/06482	West View, 24 Moor Road, Bramhope	Single storey rear extension	No objection	
16/06631	6 Hall Rise Close, Bramhope	Single storey side extension	No objection	
16/06520	36 Hilton Grange, Bramhope	Single storey extension with terrace and steps to rear	The Parish Council objects on the grounds that the proposed size of the extension is excessive. The development along the common boundary of the property and neighbouring property will be in excess of the 3 metre projection identified as a maximum in the LCC Householder design guide. As the property is in the Green Belt the Parish Council does not feel this would be classed as a limited extension so would be contrary to N33 of the Leeds UPD Review July 2006.	
16/06604	9 Wynmore Avenue, Bramhope	Two storey and single side extension, pitched roof to existing rear extension.	No objection	

Planning Committee  
2016 Applications considered as at- 23/02/2017

16/06922	Heselwood Breary Lane East Bramhope Leeds LS16 9ET	Demolition of garage and conservatory and erect two storey rear extension, two storey side extension and extension to other side over existing garage with dormer window	The Parish Council objects. The plans are contrary to N19 (3) of the Leeds Householder Design Guide, the materials used are not appropriate to the environmental nor are sympathetic to the adjoining buildings, in addition BD6 of the Leeds Household design guide, the proposed materials would not respect the materials of the existing building. The development does not comply with Conservation Area requirements of enhance or retain the character of the Conservation Area.	Approved
16/07259	19 Parklands Bramhope Leeds LS16 9AH	Single storey side extension	The Parish Council objects. It does not maintain between buildings as recommended in N12 (i) or the Leeds Household Design Guide as it will be built right up to the boundary of the property.	Approved
16/9/00281	Springbank 11 Hall Drive Bramhope Leeds LS16	* Replacement detached house with attached triple garage - NON MATERIAL AMENDMENT to 15/04554/FU - alterations to 2nd floor rear balcony, alterations to size of windows to rear elevation, removal of windows on garage side, change of materials for balustrade along side, changes to window form layout on plant walk elevation and removal of stack and chimney on west elevation	No objection	Approved
16/07393	3 Southfield Bramhope Leeds LS16 9DR	First floor rear extension	No objection	Approved
16/07436	White Windows, Staircase Lane Bramhope	Dormer window to front	No objection	
16/9/00294/MOD	41 Parklands Bramhope Leeds LS16 9A	Alterations involving single storey, first floor and two storey front, side and rear extension including new window opening to first floor side - NON MATERIAL AMENDMENT to 16/04714/FU - replacement of rear bathroom window with a Juliet balcony	No objection - unable to comment on-line	Approved