

Planning Committee
2017 Applications considered as at- 23/03/2017

App No	Address	Description	Recommendation	Outcome	Additional Comments
16/07688	Darnbrook 3 Creskeld Gardens Bramhope	Single storey side and rear extension	No comment	Approved	
16/07866	Westwood 16 Hall Drive Bramhope Leeds LS16 9JE	Demolish existing buildings and construction of two detached houses and associated works	The Parish Council objects. The development neither preserves or enhances the character of the conservation area. There is insufficient space around the properties. The design is poor in that it is mean, cramped and mundane and lacks character, and the height is excessive.	Withdrawn	
16/08000	6 Hillcrest, Bramhope	Two storey side extension with first floor balcony at rear; dormer window to rear; porch to front	The Parish Council objects. Whilst this is not in our Parish we understand that two storey extensions need to be minimum of 2 metres from the boundary.	Approved	
17/00014	22 Long Meadows, Bramhope	Alterations including a new first floor window to each side and single storey rear extension	No comment		
17/00152	8 Northmead, Bramhope	Alterations including single storey side extension	Neutral. The Parish Council have no objection but would like to make the observation that the roof overhangs the boundary.	Approved	
17/00145	8 Northmead, Bramhope	8 metre single storey rear extension, 4 metre ridge height and 2.3 metres to eaves	No comment	Not required	
17/00292	Kenham 48 Creskeld Lane Bramhope Leeds LS16 9ES	Two storey rear extension	No comment	Approved	

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17/00238	40 Long Meadows Bramhope Leeds LS16 9DS	Two storey and single storey rear and side extension	No comment	Approved	
17/00232	Non Go Bye Farm Otley Road Bramhope	Alterations to window openings and window materials	No comment		
17/00425	27 Breary Lane, Bramhope	Detached double garage with gymnasium above, steps with railings above, wood store, new access gate and railings	The Parish Council does not object to the garage however we object to the fence as it does not enhance the Conservation Area on which it will have an impact. It will affect the sight line imposed by LCC Highways. The Parish Council would like to query the ownership of the verge to be enclosed.		
17/00488	41 Parklands Bramhope Leeds LS16 9AH	Two storey and single story rear extension with Juliet balcony to rear, first floor side extension, single storey front extension and new first floor window to side	Neutral. The Parish Council objected to the original planning application and side extension however we do not feel that the proposed modification is detrimental to any neighbouring property.	Approved	
17/00572	1 Creskeld Lane, Bramhope	Single storey and first floor extensions to rear and detached garage and summerhouse to side	The Parish Council objects. The construction of the garage/summerhouse neither preserves or enhances the character of the conservation area. The design is inadequate on this prominent location within the conservation area. The construction of the garage/summerhouse will severely impact two of the trees in the conservation area. The planning application forms state that the development does not affect any trees but clearly it does as the spread of the trees extends significantly over the development. The access to the garage is potentially dangerous. Currently no vehicles enter or exit the site in this location. The Parish Council objects to the proposed first floor extension in that it will be too close to the boundary and will not retain or enhance the conservation area and will be detrimental to the neighbouring dwelling.		
16/07839	16 Creskeld Lane, Bramhope	Two storey rear extension	No comment		

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16/07835	6 Creskeld Garth, Bramhope	Part two storey, part single storey side and rear extensions with porch to front and detached singly storey garden room to rear	The Parish Council objects to both the main building and the garden room due to its overbearing nature on the neighbour. It does not maintain a 'generous space around the properties' and if properties extend to within 1metre (420mm) of their common boundaries this feature is lost and therefore would not retain or enhance the character of the conservation area. The plans do not show dimensions of the existing garden room and consequently we are unable to comment whether the new structure is larger than the existing or would have a detrimental effect.		Cllr Lawrence declared an interest and did not comment on the application.
17/00954	Ridegway, 22 Ceskeld Lane, Bramhope	Part two storey part single storey side and rear extension alterations to boundary front	The Parish Council objects. The property is a positive building mentioned in the Conservation area appraisal, and as such enhances the character of the conservation area. The proposed front boundary of wall and rail fence would not be in character with the rest of the street and involves the removal of a mature tree. The garage roof dominates the elevation and has a massing effect. The gable end is on the boundary which will not enhance the conservation area where spaces around buildings are significant to the areas character and will also involve the removal of a mature holly tree. The removal of the side hedge, to be replaced with a timber fence will have a negative effect on the conservation area, and the hedge should be replaced with another mature hedge if it is removed. The boundary treatments should be sympathetic with those in existence.		
17/01243	7 Wyncroft Grove, Bramhope	T1 Cherry- Crown reduction of 30%. T2 Ash- Crown thin by 20% and crown lift to 5 Metres (1 branch growing NE). T3 Ash- Crown thin by 20% and lift to 5-6m (branches growing NE). T4 Ash- Fell. T5 Ash- Crown thin by 20% and lift to 5m (1 branch growing E & epicormic growth). T6 Oak- Crown thin by 20% and create 2m clearance from garage roof. T7 Sycamore- Thin upper canopy by 10% and remove any branches interfering with telephone wires. T8 Elm - Crown thin by 20% and lift bottom two branches. 7 Wyncroft Grove Bramhope Leeds LS16	The Parish Council objects to the felling of T4, the Ash Tree as it does not support the felling of trees in the conservation area unless the tree is diseased or in a dangerous condition.		