

Application Details	Important Dates	Applicant Details	Agent Details	Related Info
Application Reference:	<input type="text" value="08/00239/FU"/>			
Planning Portal Reference Number:	<input type="text" value="No Details"/>			
Address of Proposal:	<input type="text" value="The Summerville&lt;br/&gt;Cross Green&lt;br/&gt;Otley&lt;br/&gt;LS21 1HE"/>			<input type="button" value="Property Details..."/>
Proposal:	<input type="text" value="1 block of 11 four bedroom terrace house and 1 block of 3 four bedroom terrace house, 11 with integral garages and 1 detached block of 3 garages"/>			
Type of Application:	<input type="text" value="Full Planning Application"/>	Status:	<input type="text" value="Application Refused"/>	
Decision:	<input type="text" value="Refused"/>	Decision Level:	<input type="text" value="Delegated Decision"/>	
Environmental Impact Assessment Received?	<input type="text" value="No"/>			
Parish:	<input type="text" value="Otley Town Council"/>			
Current Ward:	<input type="text" value="Otley &amp; Yeadon"/>			

### The Local Planning Authority consider that:

(1) The **existing public house** makes a **significant positive contribution** to the character and appearance of the Otley Conservation Area due its substantial, stone built, period form and its occupation of such a prominent position at the entrance to the historic core of Otley. Its demolition would therefore result in a **significant detrimental impact on the character and appearance of the Otley Conservation Area by removing a landmark building which provides an anchor to the Conservation Area**. The applicant has also failed to make a reasonable case to justify the demolition of the property and alternative proposals for the site have not been approved. The proposal is therefore considered contrary to policies GP5, N18a and N18b of the Leeds Unitary Development Plan (review 2006) and the guidance contained within Planning Policy Guidance 15: Planning and the Historic Environment and Supplementary Planning Guidance 29: Otley Conservation Area Appraisal.

(2) The **wall along East Busk Lane** makes a **significant positive contribution** to the character and appearance of the Otley Conservation Area due its substantial, stone built, period form. Its substantial alteration and partial demolition would therefore result in a **significant detrimental impact on the character and appearance of the Otley Conservation Area by removing a landmark structure which forms the boundary of the Conservation Area at this point**. The applicant has also failed to make a reasonable case to justify the substantial alterations and partial demolition of the wall and therefore the proposal is considered contrary to policies GP5 and N20 of the Leeds Unitary Development Plan (review 2006) and the guidance contained within Planning Policy Guidance 15: Planning and the Historic Environment and Supplementary Planning Guidance 29: Otley Conservation Area Appraisal.

(3) The proposed scheme in its relationship to East Busk Lane effectively **turns its back upon the street and is dominated by large amounts of hardsurfacing and has a poorly conceived landscape scheme with inadequate provision for private amenity space**. The design of the dwellings, whilst attempting to reflect the characteristics of the surrounding terraces, fails accurately to recreate the traditional design features due to the narrowness of each unit, which cramps the features, and due to the monotony of the design in relation to the East Busk Lane elevation. **The scheme appears at odds with the character and appearance of the surrounding Conservation Area and fails to create a good quality sense of place in comparison to the existing site circumstances and the issues highlighted above are considered symptomatic of the overintensive development of the site**. The scheme is therefore considered contrary to policies GP5, N12, N13, N19 and BD5 of the Leeds Unitary Development Plan (review 2006) and the national planning guidance contained within Planning Policy Statement 1: Delivering Sustainable Development, Planning Policy Statement 3: Housing and Planning Policy Guidance 15: Planning and the Historic Environment and the

supplementary planning guidance contained within SPG13: Neighbourhoods for Living and SPG29: Otley Conservation Area Appraisal.

(4) The buildings, hard surfacing and new wall are all located in too close proximity to both protected and unprotected trees both within and directly adjacent to the site. This will result in pressure from residents to heavily prune/fell the trees due to the impact the trees will have in terms of shade especially in afternoon and evenings and could have a negative impact on the root systems and long term health of the trees. The scheme also proposes the removal of a healthy mature sycamore tree which is protected by a Tree Preservation Order and by virtue of the Conservation Area status of the site. It is considered that there is sufficient developable area within the site such that the removal of the protected tree and the proximity of proposed works to retained trees and those adjacent to the site can be avoided. The detrimental impact on the Trees within and adjacent to the site is also considered detrimental to the character and appearance of the Conservation Area. The scheme is therefore considered contrary to policies GP5, N12, N13, N19, N20, BD5 and LD1 of the Leeds Unitary Development Plan (review 2006) national planning guidance in the form of Planning Policy Statement 1: Delivering Sustainable Development, Planning Policy Guidance 15: Planning and the Historic Environment and the guidance contained within Supplementary Planning Guidance 13: Neighbourhoods for Living and Supplementary Planning Guidance 29: Otley Conservation Area Appraisal.

(5) The proposed scheme makes inadequate provision for the parking of vehicles and fails to allow adequate space for vehicular and pedestrian movement due to the inadequate size of the proposed garages and driveways and the congested access layout and the sometimes angled nature of the approach to the properties. These issues are considered symptomatic of the overdevelopment of the site. This scheme is therefore considered contrary to policies GP5, N12, T2 and T24 of the Leeds Unitary Development Plan (review 2006) and the national guidance contained within Planning Policy Statement 1: Delivering Sustainable Development and the Supplementary Planning Guidance contained within SPG13: Neighbourhoods for Living.

(6) The proposed scheme will present an overbearing and overdominant aspect in relation to the two detached bungalows (Sonning and Hollycroft) that are located to the South of the site. This is due to the size of the gables in combination with the proximity to the boundaries of the site and the projection beyond the existing building lines of the bungalows. The overbearing and overdominant nature of the proposal is considered contrary to policies GP5 and BD5 of the Leeds Unitary Development Plan (review 2006) and the guidance contained within Supplementary Planning Guidance 13: Neighbourhoods for Living.

(7) The proposal would be detrimental to amenity and health and well being as there is no provision of additional or improved Greenspace on or off site to meet the needs of the development. The proposals are therefore contrary to the Leeds Unitary Development Plan Review (policies N2 and N4) and Supplementary Planning Guidance 4, Greenspace relating to new housing development.