

Planning Meeting – 24th January 2018 at 7.15pm, Parish Council Office, Bramhope Village Hall

**Present: Rob Haswell (Chair), Hilary Harris, Diane Fox, Amanda Lawrence, Simon Cooper
Nicola Woodward (Clerk)**

- 1. There were no apologies.
- 2. There were no interests declared.
- 3. Applications received from Leeds City Council and comment.

App No	Address	Description	Comments
18/00060	Lyncrest, Moorland Road, Bramhope	6m single storey rear extension, 2.8m to ridge height and 2.5m to eaves	The Parish Council objects as the proposal does not comply with Permitted Development rights, which limits a rear extension to 3 meters. In addition the proposal would not comply with the LCC Household Design Guide which also limits projection of a rear extension to 3 metres on a common boundary. Further to the email received below there will be no comment from the Parish Council

Note - further to the submission of our comment following the meeting, the Clerk received the email below from LCC Planning Department.

Dear Bramhope & Carlton Parish Council,

With regards to an objection comment you have made to this application, unfortunately, we are unable to accept the comment. The extension falls under the governments proposed larger home extensions legislation which:

For a period of six years, between 30 May 2013 and 30 May 2019, householders will be able to build larger single-storey rear extensions under permitted development.

The size limits will double from 4 metres to 8 metres for detached houses, and from 3 metres to 6 metres for any other type of house outside Article 2(3) land and sites of special scientific interest.*

Under this scheme householders can extend their properties under existing permitted development rights, but are allowed to project further from the rear. Only adjoining neighbours are notified and only those neighbours are able to submit an objection comment that the council would be able to consider please see below.

4. If any adjoining neighbour raises an objection within the 21-day period, the local authority will take this into account and make a decision about whether the impact on the amenity of all adjoining properties is acceptable.

No other issues will be considered.



**Mrs Nicola Woodward, Clerk to the Council
Tel 07530 900 934**

02 March 2018

The information in italics is copied from the guidance note, which can be read here - https://ecab.planningportal.co.uk/uploads/1app/guidance/guidance_note-larger_home_extension.pdf

4. Date of next meeting – Wednesday 7th February at 6.00pm



Mrs Nicola Woodward, Clerk to the Council
Tel 07530 900 934

02 March 2018