



Proposed No1 No3 (v3.1) No5

The garage gap between No1 and No3 will be similar to the garage gap between No31 and No33



Proposed No1 No3 (v4) No5

The garage gap between No1 and No3 will be similar to the garage gap between No31 and No33



Proposed No1 No3 (v5) No5

The garage gap between No1 and No3 will be wider to the garage gap between No31 and No33



Above No3 gable extension to left not approved.



Above No31 -33 street view 2021 Below gable extension to right approved.



Above No31 as planning approval 2021 – only the side dormer windows steps down from the existing ridge line.

The refusal statement is disputed by the applicant/agent as being contrary to the intention of the guidance and policy of the LPA and design ethos of the agent. Please compare and contrast Appendix F and Appendix G.

The Local Planning Authority state that No31 is not a precedent for No3 on the same street; Hence this Planning Appeal...

Housekeeping

In addition to this document “2230 OWLarchitecture.com Statement of Case.pdf” the following documents are also enclosed:-

- 2230 v3.0 ApplicationForm.pdf
- 2230 v3.0 3AlwoodleyLane Plans.pdf
- 2230 v3.1 Refusal_Full_Planning_Permission.pdf
- 2230 v3.1 20220815 Revised Plans Form and Plans.pdf
- 2230 v3.1 Sheet 1004 - 3D Street View (for Information only).pdf
- 2230 v4.0 3AlwoodleyLane Plans (for Information only).pdf
- 2230 v5.0 3AlwoodleyLane Plans (for Information only).pdf
- Appendix A Approval Doc H30_334_91_--2854079.pdf
- Appendix B 1990 Leeds Residential Design Aid-6 House Extensions.PDF
- Appendix C 2012 Householder Design Guide.pdf
- Appendix D email Correspondence.pdf
- Appendix E Householder applications protocol v1.2.pdf
- Appendix F LPA report and primary drawing for application 20-07081-FU No31 Alwoodley Lane.pdf
- Appendix G LPA report and primary drawing for application 22-04452-FU No3 Alwoodley Lane.pdf
- Appendix H Photo overview of the north side of Alwoodley Lane.pdf

Grounds for Appeal

The primary issue that seems to be the concern of the Local Planning Authority (LPA) is the loss of wisdom from guidance dated 1990 to 2012 published by this LPA. (See Appendix B and Appendix C).

The term “subservience” seems to have be used in a dogmatic and pedantic manner in perverting what was seemingly going to be a recommendation for approval of this application by the case officer.

The LPA state in their report and decision ref 22/04452/FU dated 9th September 2022

“The Local Planning Authority considers that the proposed side and front extension, by reason of their design, scale, size, prominence in the street scene and siting, would result in an overly dominant and unsympathetic addition to the host property, which visually unbalances the pair of semi-detached properties of which the host property forms one half, and is harmful to the appearance and character of the wider street scene. As a result the proposal is contrary to Core Strategy Policy P10, to saved policies GP5 and BD6 of the Unitary Development Plan, and to policy HDG1 of the Householder Design Guide SPD. The proposal will also conflict with the wider aims of the Alwoodley Neighbourhood plan and the guidance contained within the NPPF on matters of good design.”

Contrary to what the case officer has written, it should be considered that the **refused proposal does actually comply with HG1 (Appendix C) and therefore should be approved** *- I quote HDG1:-

Design and appearance
HDG1 All extensions, additions and alterations and should respect the scale, form, proportions, character and appearance of the main dwelling and the locality. Particular attention should be paid to:
 i) the roof form and roof line;
 ii) window detail;
 iii) architectural features;
 iv) boundary treatments and;
 v) materials.
 Extensions or alterations which harm the character and appearance of the main dwelling or the locality will be resisted.

Please see **Appendix H** for a quick photo overview of the north side of Alwoodley Lane to give a balanced view of the street scene context and the overall character of the main dwelling and its locality.

*The same statement about being totally compliant with all the other quoted guidance and policies can also be made with conviction. I intend to demonstrate that only the apparently briefest and myopic view can lead to the conclusion that has delivered this refusal decision, whereby the approving case officer has been seemingly overridden by a senior planning officer (SPO). The guidance seems to have been misused - I quote from Appendix C Page 1

“Every site is unique and this means that the scope for development may well vary depending on the surroundings. This document provides guidance on what will usually be acceptable and should not be seen as a rule book which can be applied everywhere”

General Discussion

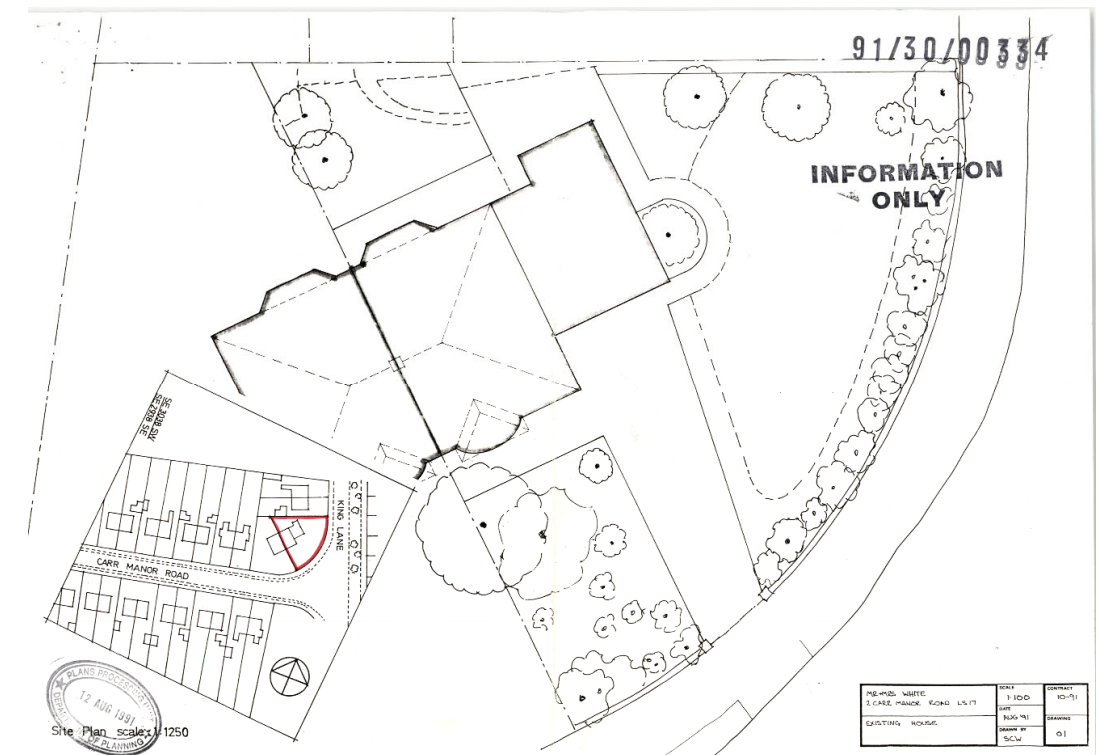
The LPA have had opportunity to work positively with the applicant/agent but chose to renege on an anticipated recommendation for approval. On the one hand it was stated that no changes were needed and subsequently that the proposal was totally unacceptable.

This inconsistency combined with the very limiting Appendix E document, (one change of design only during the application process for homeowners), makes it very difficult to progress and evolve designs to a position where by they can be sensibly recommended for approval by the LPA at all levels; Do you not agree? Appendix E states “There will only be this single opportunity to send in revised plans which reflect the officer’s advice. “ – This was used up to correct a drafting error.

Presently I get the impression that the LPA would rather “play battleships” (hit or miss) with householder applications and avoid working positively with applicants/agents as they are, as I understand it, advised to.

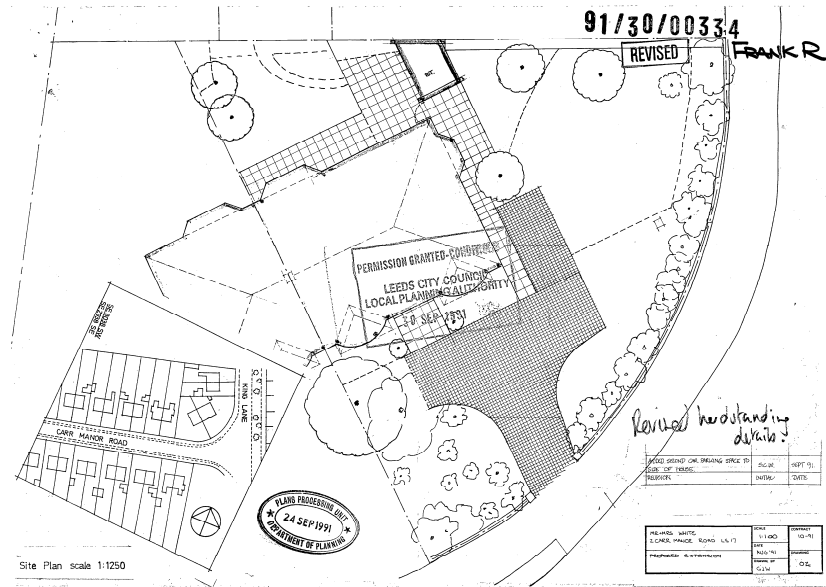
I am an Architect who has been making planning applications to extend semi-detached and detached houses in Leeds West Yorkshire since 1991. My first such application in Leeds was for my own semi-detached house at No2 Carr Manor Road. The property is on a very busy corner where the No7 bus route joins King Lane from Carr Manor Road.

That application was very similar to the current appeal proposal in that the host property was one of a pair of semis. Rather than being prominent by virtue of being close to a corner as is No3 Alwoodley Lane No2 Carr Manor Road was more prominent by the fact that it actually was on the corner of King Lane/Carr Manor Road.



This proposal to mirror the main rooms and bay window on the centreline of the entrance way was approved under application ref: 91/30/0034 (Please see the Approval Appendix A) - (new bay windows to match).

The current guidance that recommends generally (but not all) extension should be **subservient** to the host dwelling can be counter-productive when applied to an aesthetically balanced proposal. (see recent approval below - The Avenue LS17)



The guidance in place in 1991 was that the side extension should be recessed 3.5m from the front elevation of the host dwelling and 2m from the side boundary in order to avoid a terracing effect on a street of semi-detached houses. (see Appendix B p6) "in order not to appear too intrusive." This 3.5m set-back was subsequently seen as rather excessive and contributed to some strange appendages to dwellings. (see below)

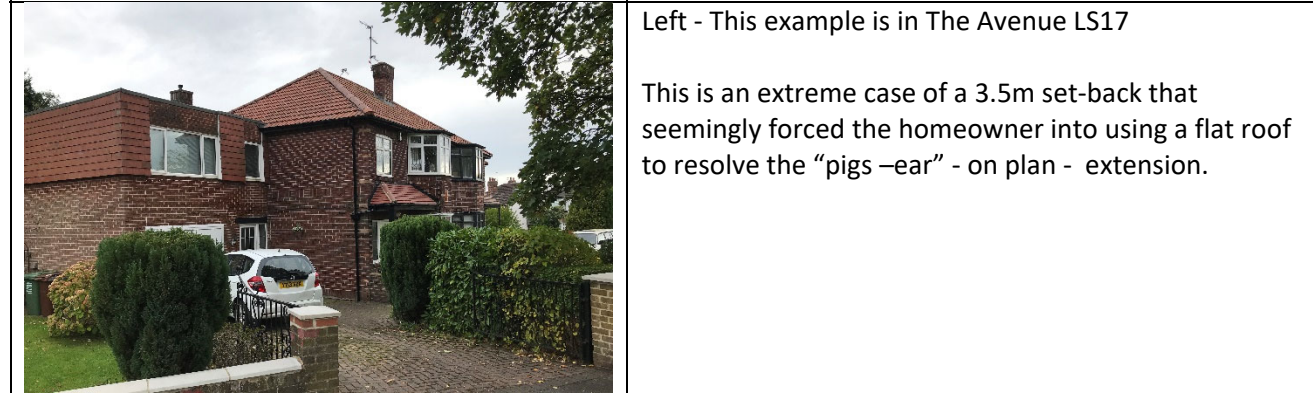
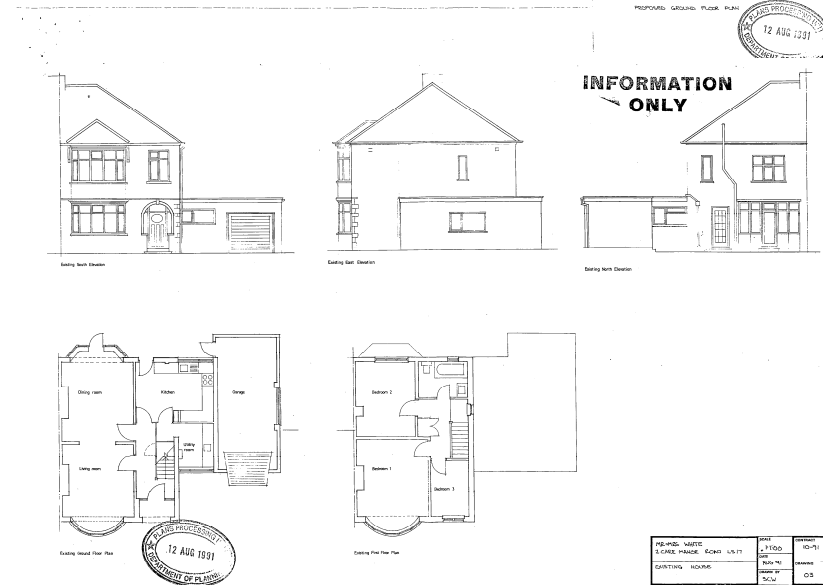
This approval was made at a time when the guidance was that extensions contained extensive words of wisdom that took precedence over lavish colour illustration.

For No2 the Case Officer used their planning judgement to permit the proposal that was in accordance with **my first principal of design** with regards to house extension; that is, **they should first be designed in such a way as to give the impression that they are original**, if at all possible, and therefore not look like an extension.



Above No29 – Is this an office block extension?

Above No33 Is this a Disney Jumble?



Left - This example is in The Avenue LS17

This is an extreme case of a 3.5m set-back that seemingly forced the homeowner into using a flat roof to resolve the "pigs-ear" - on plan - extension.

Page 11 of the same document then went on to suggest that the set-back may not be needed. Paragraph 2 of Page 16 then goes on to state "...Therefore, the overall aim should normally be that any extension should look as though it could have been designed as part of the original house." This wisdom seems to have been lost in the re-drafting of the 2012 guidance where colourful imagery has taken precedence over the wisdom embodied

in the wording. Many simple yet helpful monochrome illustrations have also been lost in the redrafting. eg Fig 9 from page 17

Page 18 then went on to state “The ridge and eaves lines of any extension must be level with or lower than the ridge and eaves lines respectively of the existing house.”



FIG 9. ROOF FORM

The roof of the extension should normally reflect that of the main house.

Again this wisdom was lost in the re-drafting of the same guidance in 2012 (lost to Appendix C).

However, all is not lost, despite the shortcomings of Appendix C many planning case officers use their planning judgment to take a view beyond the current limited guidance and approve well designed side extensions that both marry the style material and ridge and eaves lines of the host property be it a detached or semi-detached host dwelling. This worldly view has delivered a number of welcome additions to our local streets. As illustrated at No25 and No31 Alwoodley Lane and others below...



Above 18-20 The View LS17 (garage to side steps forward of building line)

There is some variation on this however....



Above 23-25 Alwoodley Lane LS17



Above No53 Alwoodley Lane - front wall in line but ridge line dropped.

Above No103 Alwoodley Lane - front wall inline but ridge line not dropped.



Above 31 Alwoodley Lane LS17 (Approved January 2021 ref: 20/07081/FU) (bays match)



36-38 The Avenue LS17 (new bay steps forward of building line)



Above 54-56 The Avenue LS17 (garage to side - steps forward of building line)



Above 2 Garth Road/34 Carr Manor Road LS17 (new bay window steps forward of building line)

Here we have a rare case of subservient success, but with a matching bay window to one of the pair only. The above is at the opposite end of the street of originally identical semis from my original Leeds planning application in 1991 - No2 to No34 Carr Manor Road LS17 – see below...



Specific Context

In an email correspondence (Appendix D) the case officer effectively agreed with me on this point, but was overruled by a Senior Planning Officer (SPO) who has in this instance seemingly chosen to follow a pedantic and dogmatic stance of interpreting guidance as being policy rather than mere guidance informed by considered planning judgement.

It is incomprehensible that No31 be approved in 2021 that the similar No3 not be approved in 2022 – see below.



Above 31 Alwoodley Lane LS17 (Approved January 2021 ref: 20/07081/FU) (bays match + single storey lean to + side gable)



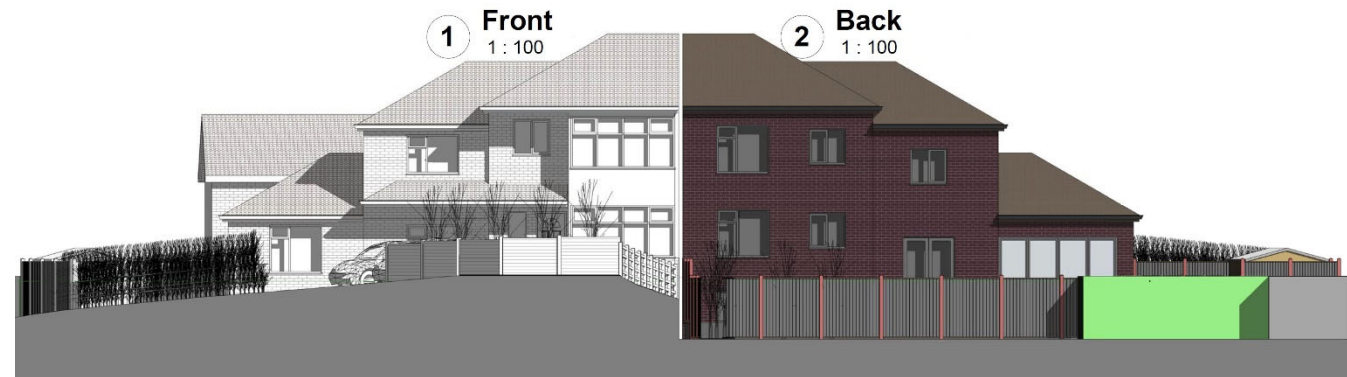
3 Alwoodley Lane LS17 (Refused September 2022 ref: 22/ /FU) (bays match + single storey lean to - no side gable)

It is notable that a planning appeal was on a property about half way between No3 and No31 Alwoodley Lane (Appeal Ref: APP/N4720/D/21/3282100). That the planning judgement of a SPO was found to be defective in with regards to both a boundary wall and front facing dormer windows. Likewise at No2 Green Crescent also allowed at appeal. (Appeal Ref: APP/N4720/D/19/3234195) (see next page).

Please note that, on the 30th August 2022 the case officer basically stated in an email (Appendix D) that he was happy to recommend the proposal for approval. This was over-ridden by a SPO. In addition, because of the limitation imposed by the Planning Protocol Document (Appendix E) the applicant and his agent were not able to make a further amendment to the application (only one design substitution can be done and this had already been done). Whilst the SPO thought that the proposal was not compliant with HG1, the agent and case officers had a contrary view. Hence this Appeal. Included in this appeal are v4 drawings that could have been issued for further discussion purposes, but for the existence of (Appendix E) to remove what might be termed as an “alien feature” namely the full height glazing to the lean-to side extension. This very minor change would not have produced the v4 solution however a “compliant” v5 solution is what the SPO was seemingly angling for. A duplicate “compliant” application v5 will be submitted in parallel with this appeal. Both v4 and v5 proposals are

enclosed herein for your information only. The v5 proposal removes the bay and steps back the side extension by 1m at the upper level, steps down the ridge line and does not add a lean to the side extension to the frontage. Consequently, it does not replicate the original cat-slide roof and does not include what could be a further permitted development single storey side extension as advised under normal planning guidance and the General Development Order(s).

The v5 proposal is likely to follow a planning application and appeal path similar to 2 Green Crescent LS7 where the proposal was allowed as the two storey side extension was 2/3 of the dwelling frontage and the single storey side addition was permitted development. (Appeal Ref: APP/N4720/D/19/3234195).



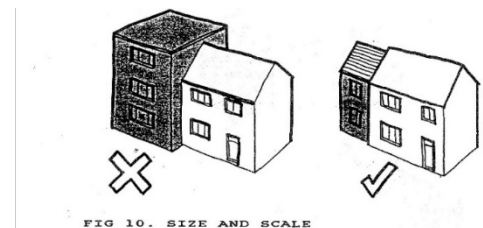
Above No2 Green Cres. LS7 where a 140mm set back for a 2 storey side extension Here a single storey further side extension was ultimately permitted and thereby increased the overall extension width to more than 2/3 of the host dwelling when adding the single storey element to the two storey element as is the case at No31 and No3 Alwoodley Lane.

Returning to 3 Alwoodley Lane LS17

In this application a side permitted development was not proposed as the street scene is generally a cat-slide side roof rather than a broken roof line as shown at No31 Alwoodley Lane and No2 Green Crescent. The cat-slide termination is more important when adding the single storey back to the two storey extension at Alwoodley Lane because of its prominent location and the local vernacular incorporates this in the host dwellings. Some planning approvals have however lost this strong cat-slide feature in Alwoodley Lane. We would hope that you would agree with this design proposal that also incorporates the cat- slide roof. NB. The original garage steps forward of the 2 storey dwelling on the host dwelling and the new bay occupies this approximate foot-print on the proposal. The single storey/cat slide end addition then steps back to become subservient to the host dwelling.

Returning to Appendix B. Design Aid 6 suggests that side extensions should be of such style quality and massing that they when completed looked as if they were original to the host dwelling and not an obvious extension. Where this was not possible then the extension would need to be subservient to the host dwelling. In the No2 Green Cres. situation I totally agree with the subservient nature of the extension(s) that is I believe that the ridge line should be lowered on the 2 storey side extension and that there should be a nominal set back on the front wall of the 2 storey extension. However for No3 Alwoodley Lane I concur with the first part of the Design Aid 6 guidance and ask for the inspectors planning judgement in this matter; inexplicably only the second part of this guidance has been carried through to the current guidance.

Interestingly Design Aid 6 under the sub-title “Size and Scale”, also included a simple diagram advising that book end additions should not normally be added onto semi-detached houses causing an unbalance of the same; see fig 10..



See above: A exceptional, but not unique case in Leeds, came across my desk where the guidance set-back was actually switched to a set-forward in order to balance a pair of semis. The 3 storey element on the left is a 2018 proposal to balance the 1895 extension to the right. This was approved (Ref: 18/00613/FU) at planning committee and was as recommended by the LPA. The application went to committee, rather than being determined under delegated powers as would be normal, because of a vocal NIMBY group!

Returning to 3 Alwoodley Lane LS17

The near corner location of this semidetached with a very large side and rear garden is, I believe, a frequent case whereby the guidance on subservience and set-back to avoid terracing effects on streets of semi-detached is not appropriate. As a whole the street was built with very wide side gardens between semis. The semi-rural town planning has given way to lessor space between dwelling on the whole of Alwoodley Lane over the past 100 years or so. Some historical map views are available at <https://www.owlarchitecture.com/portfolio/hammock-chase-alwoodley/> The site in question No3 Alwoodley Lane is at the top left hand corner of the map images – The first image (from 1851) has a triangle on the edge of plot.



Proposed No1 No3 (v3.1) No5

The garage gap between No1 and No3 will be similar to the garage gap between No31 and No33

See full drawing “2230 v3.1 Sheet 1004 - 3D Street View (for Information only)..pdf”

The more recent but perhaps more limited guidance from 2012 (Appendix C) includes:-

The Leeds City Council Householder Design Guide 2011 dated April 2012 included the following

<p><i>“Given the prominence of two storey side extensions great care needs to be taken with the design. The proportions of the extension must respect the proportions of the house and generally they should not exceed two thirds of the width of the main house. The roof form and window detail must also match the existing and any particular architectural features (such as plait bands or string courses) must be replicated.</i></p> <p><i>It is also important that extensions achieve some degree of subservience. The usual method of achieving this is to set the extension back from the front wall of the dwelling and thus also lower the ridge line. The set back which is needed will depend on a number of factors including the proportions and dimensions of the extension, the risk of terracing and the prominence of the extension.</i></p> <p><i>A set back also helps to avoid the awkward join of new and old materials and allows the development of the property to be read in its fabric.”</i></p>	<p><i>“As a general rule two storey side extensions will be acceptable where:</i></p> <ul style="list-style-type: none"> ▪ <i>the size and scale of the extension respects the dimensions of the original property;</i> ▪ <i>the detail of the extension respects the original property;</i> ▪ <i>the extension retains a sufficient distance to the side boundary and a sufficient set back from the main front wall of the house;</i> ▪ <i>the roof ridge of the extension is set down from the house roof ridge;</i> ▪ <i>the extension will not have a significantly negative impact on neighbouring gardens or windows;</i> ▪ <i>appropriate materials are proposed;</i> ▪ <i>appropriate levels of parking are maintained.”</i>
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The case officer report makes much of the prominent location of the corner. I do not for a moment suggest that the location is not prominent, but would like to suggest that in the context of the street there is a gaping hole at this particular junction that really would benefit from the extension as proposed. To illustrate this I have generated some 3D views with the aid of a street level photograph. I believe that in the overall context that the proposed extension does not cause the harm that is suggested. (See Sheet No 1004 v3.1 and 4)

Summary

You may observe that the case officers report (Appendix G) in support of the decision included the words “23m away from the dwelling beyond the rear boundary” the real dimension is in excess of 26m –these measuring errors seem common place.

Previously this LPA have written to me with the statement *“I am afraid that both Helen and myself do not have the capacity to meet individual agents regarding protocol and design guidance on domestic extensions.”*

Generically and in the round LPA have made broad brush statements such as

“by reason of their design, scale, size, prominence in the street scene and siting, would result in an overly dominant and unsympathetic addition to the host property, which visually unbalances the pair of semi-detached properties of which the host property forms one half, and is harmful to the appearance and character of the wider street scene. As a result the proposal is contrary to Core Strategy Policy P10, to saved policies GP5 and BD6 of the Unitary Development Plan, and to policy HDG1 of the Householder Design Guide SPD. The proposal will also conflict with the wider aims of the Alwoodley Neighbourhood plan and the guidance contained within the NPPF on matters of good design.”

Specifically the LPA have stated

“The Local Planning Authority considers that the proposed side and front extension, by reason of their design, scale, size, prominence in the street scene and siting, would result in an overly dominant and unsympathetic addition to the host property, which visually unbalances the pair of semi-detached properties of which the host property forms one half, and is harmful to the appearance and character of the wider street scene. As a result the proposal is contrary to Core Strategy Policy P10, to saved policies GP5 and BD6 of the Unitary Development Plan, and to policy HDG1 of the Householder Design Guide SPD. The proposal will also conflict with the wider aims of the Alwoodley Neighbourhood plan and the guidance contained within the NPPF on matters of good design.”

In this case I believe that such statements are completely unfounded and a gross exaggeration of the truth seemingly to in order to limit appropriate good design– Do you not agree?

As I have struggled to have a positive working relationship with this LPA who have not attempted to work positively with the applicant/agent. In this instance I request that you allow the appeal on the basis of the natural evolution of the proposal with good design and town planning with the v3.1 or perhaps the slightly evolved v4 proposal whereby a modern glazing addition is merely excluded from the front elevation in order to avoid the interrupt to the street scene that the LPA have suggested it would have. NB. The 2/3 width calculation for the ground floor extension is shown differently to the same calculation at first floor on this iteration – You may have an observation/opinion with this variance of interpretation.

I believe that the refused v3.1 meets all the criteria that the LPA are referring to, but they have chosen not to consider either the design in the round and the overall street scene context as well as numerous precedents of good design extensions where (pre WW2) side gardens are unusually wide without being subservient to the host; these have been achieved by being such a good match to the original with material design and form that they look original to the host property on to this verdant street; that has wonderful spring blossoms along the generous grass verges.

Please allow this appeal.

Many thanks for your attention

Grahame White OWLarchitecture.com

PS: Semi Detached Corner Plot Planning Decisions in North Leeds

I have previous had an appeal, against the same LPA, allowed for app. 19/01537/FU on a corner plot in LS7 (2 Green Cres.) as part of the research for that appeal I generated a table of two storey side extensions on semi-detached houses in the general area of north Leeds.

A summary from that extensive research report is included below I identified in 2019 that in general these highly visible side extension on wider than normal plots do have much smaller set-back than 1000mm at the first floor as follows:-

46% have no first floor set back whatsoever

62% have 140mm set back or less

65% have 220 set back or less

77% have 325mm set back or less

89% have 450mm set back or less

NB. The supporting table to this summary is on the next page....



PPS: It is my experience that the current guidance (Appendix C) suggests a 2m set back at first floor and that the LPA as a matter of course concede 1m to make the first floor extension just 1m. This combined with little or no setback at ground floor gives rise to solutions that often look like look like No2 Green Crescent.,

Table I - OWLarchitecture.com Survey of mainly external corner semi-detached dwellings with 2 storey side extensions dated 18/07/2019 for 2 Green Crescent. Planning Application Ref 19-01537-FU Appeal Ref: APP/N4720/D/19/3234:

count	OWL Job No	Year	Leeds City Council Planning App Ref	Address	Postcode	house width (mm)	Two Storey Ext. Width (mm)	Two Storey Extention Width (percent) of house width	Ground Floor extension wall set back (mm) NB. negative number is set forward	First Floor extension wall set back (mm) NB. negative number is set forward	Set back on eaves	Set down on ridge	Porch Steps forward	corner position	approved/refused	1000	900	750	450	325	220	140	0		
1	1853	2019	19/01537/FU	2 Green Crescent	LS6 4JZ	5705	3800	66.6%	140	1000	600	840	800	external	approved										
1	1853	2019	19/03082/FU	2 Green Crescent	LS6 4JZ	5705	3800	66.6%	140	140	600	840	800	external	refused										
1	1853	2007	07/05715/FU	19 Green Crescent	LS6 4JZ	5705	1900	33.3%	-800	0	600	0	800	internal									1		
1	9101	1991	H30/334/91/		LS17 5AZ	6600	3950	59.8%	0	0	0	0	0	external									1		
1	9101	1991	H30/562/91/	34 Carr Manor Road	LS17 5AZ	6600	5000	75.8%	400	450	450	400	0	external					1						
1	9101	2006	06/06611/FU	27 Garth Road	LS17 5BQ	6600	4400	66.7%	400	450	450	400	0	external					1						
1	9103	2017	17/01433/FU	15 Mount Gardens	LS17 7QN	6900	3150	45.7%	0	0	0	700	0	Internal										1	
1	9103	1974	H30/333/74	7 The Fairway	LS17 7QL	6900	3150	45.7%	110	110	0	500	900	external									1		
1	9104	1991	H30/403/91/	60 Primley Park View	LS17 7JZ	6900	5000	72.5%	110	900	900	1050		external			1								
1	9104	1995	30/233/95/FU	2 Primley Park Road	LS17 7HS	6600	3825	58.0%	0	0	0	0	0	external											
1	9104	1975	H30/63/75	14 Primley Park Crescent	LS17	6600	3825	58.0%	0	0	0	Flat Roof	0	external										1	
1	9104	1974	H30/220/74	13 Primley Park Avenue	LS17 7HX	6900	4400	63.8%	0	0	0	Flat Roof	0	not										1	
1	9104	1993	0/378/93/FU	39 Primley Park Lane	LS17 7LF	7200	6100	84.7%	-1000	220	220	600	1000	not							1				
1	9104	1994	30/162/94/FU	20 Hawks Nest Gardens E	LS17 7JQ	6600	3600	54.5%	0	0	0	400	0	external										1	
1	9104	2002	30/557/02/FU	21 Hawks Nest Gardens E	LS17 7JQ	6600	3600	54.5%	-1000	900	900	450	1000	external			1								
1	9104	1979	H30/424/79/	1 Primley Park Way	LS17 7LG	6900								not built											
1	9104	2007	07/03441/FU	16 Primley Park Mount	LS17 7JJ	6600	3600	54.5%	110	110	325	300	2025	external									1		
1	9104	2005	30/164/05/FU	14 Primley Park Mount	LS17 7JJ	6600	3600	54.5%	-1575	325	325	300	1575	external						1					
	9104	2006	06/03885/FU	37 Primley Park View	LS17 7LF	5700	2900	50.9%	325	325	325	225	0	not						1					
1	9105	2004	30/562/04/FU	5 Castle View	LS17 5BY	6300	3150	50.0%	110	110	0	1100	0	external										1	
1	9105	1979	H30/342/79/	4 Castle View	LS17 5BY	6300	3150	50.0%	110	110	0	1100	0	external										1	
1	9106	2004	30/425/04/FU	36 The Avenue	LS17 7NW	6900	3900	56.5%	0	0	0	0	0	external										1	
1	9106	2007	07/04164/FU	56 The Avenue	LS17 7NW	6900	5750	83.3%	-800	0	0	0	800	ext bend										1	
1	9106	2009	09_04562_FU	126 The Avenue	LS17 7PW	6900	3850	55.8%	325	325	325	250	800	external						1					
1	9107	2000	30/553/00/FU	607 Stonegate Road	LS17 6EJ	6600	4400	66.7%	-900	0	0	0	800	external										1	
1	9107	2001	30/489/01/FU	222 Ring Road Moortown	LS17 6DG	6600	3850	58.3%	450	450	450	400	800	external					1						
1	9107	1976	H30/1192/76	436 Stonegate Road	LS17 5BX	6900	4400	63.8%	0	0	0	Flat Roof	0	not											
1	9107	1996	30/259/96/FU	85 Carr Manor Crescent	LS17 5DD	6900	4600	66.7%	0	0	0	0	0	external											
1	9107	2003	26/46/03/FU	119 Stonegate Road	LS6 4JE	6600	2840	43.0%	-900	900	900	800	900	external	refused										
1	9107	2003	26/552/03/FU	77 Stonegate Road	LS6 4HZ									not built											
1	9107	2003	26/18/03/FU	38 Stonegate Road	LS6 4HY	6000	3950	65.8%	0	0	0	0	0	end										1	
																								1	
1	9108	2009	09/03101/FU	21 Cranmer Rise	LS17 5HX	6600	4000	60.6%	0	0	0	0	1200	external										1	
1	1807	2018	18/02052/FU	1 Deanswood Rise	LS17 5JH	6632	4400	66.3%	0	750	0	0	0	external				1							
29															Total	0	2	1	3	3	1	4	12	26	
																0.0%	7.7%	3.8%	11.5%	11.5%	3.8%	15.4%	46.2%		
																			88.5%	76.9%	65.4%	61.5%			