

25/01210/FUL

41 Hales Close

Single storey front extension, rear single storey and two storey extension,
internal alterations and fenestration amendments

The application is at planning committee at the request of Councillor Day

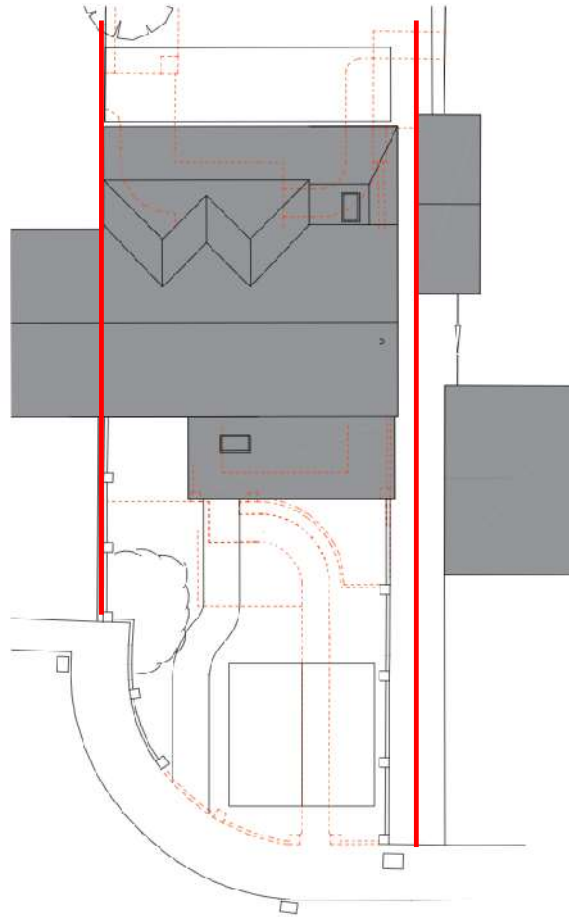
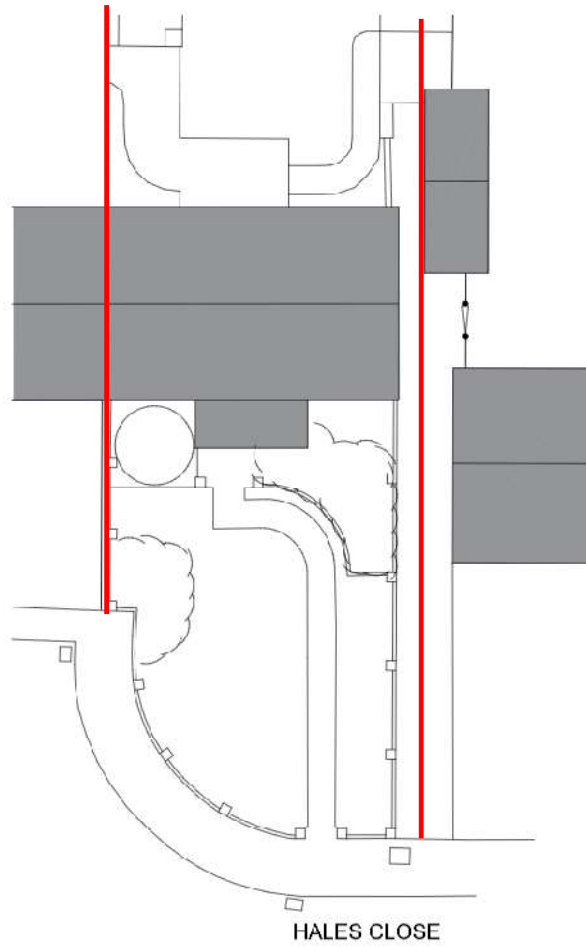
Officer recommendation is to permit

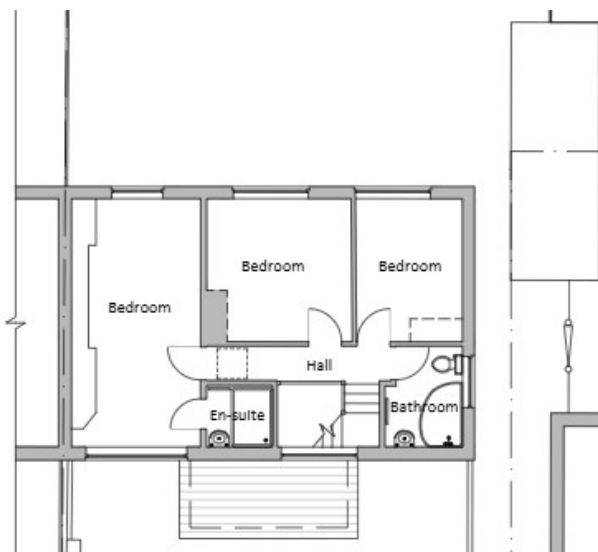
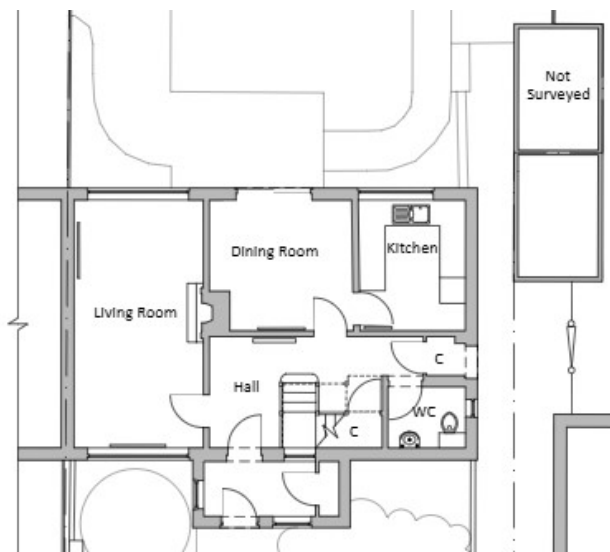
An aerial map of the Hales Moor area in Leeds. The map shows a grid of residential streets and plots. A red outline highlights a specific plot located between Hales Moor and Foxgrove Drive. The map includes labels for 'Hales Moor', 'FOXGROVE DRIVE', and 'Timberley'. Various plots are numbered, including 14a, 16, 22, 4, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.



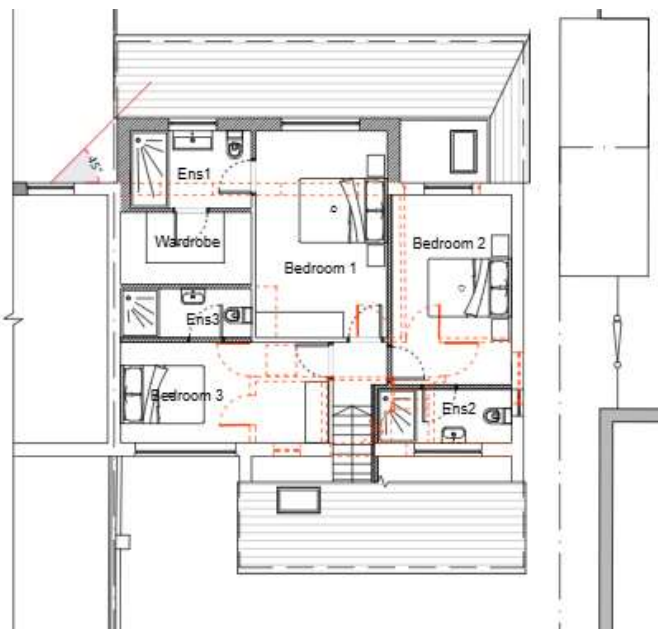
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Existing and proposed block plans





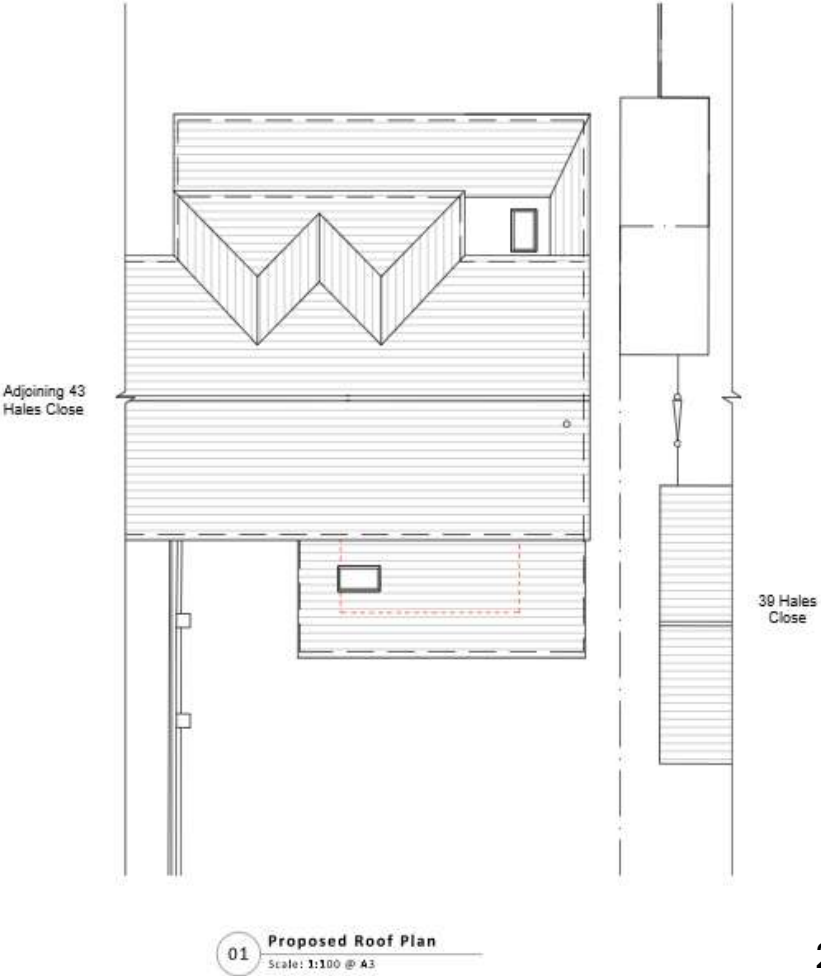
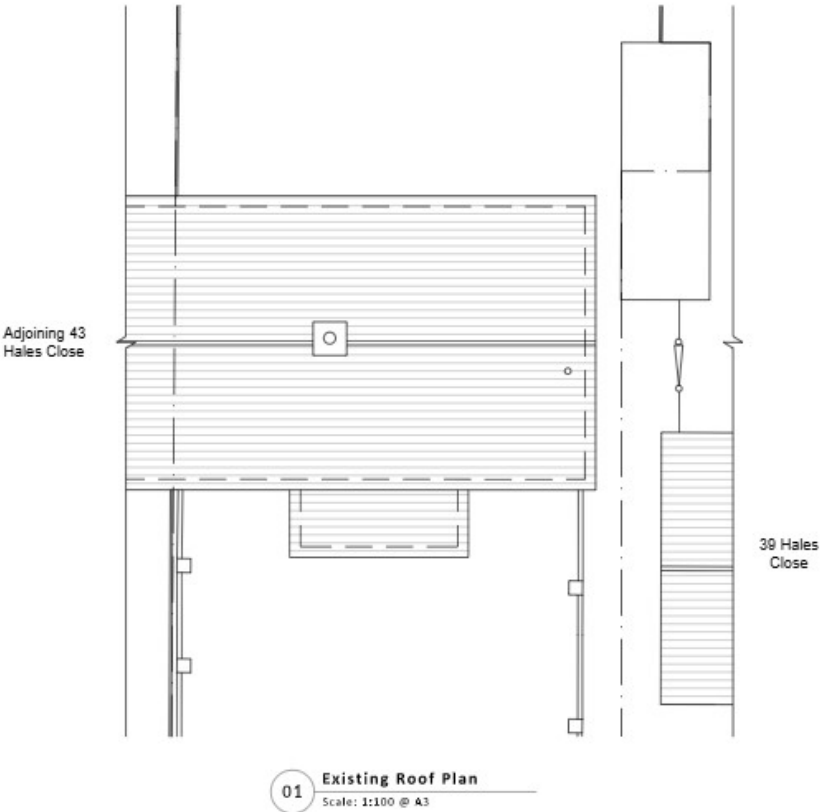
Existing floor plans



Proposed floor plans

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Existing and proposed roof plans



Existing elevations



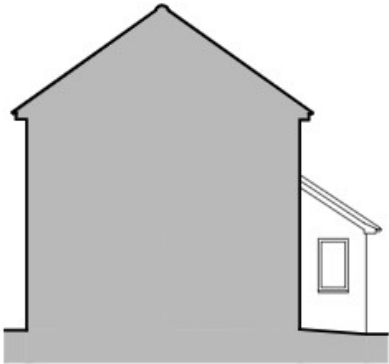
01 Existing Front Elevation
Scale: 1:100 @ A3



01 Existing Rear Elevation
Scale: 1:100 @ A3



02 Existing Side Elevation 2
Scale: 1:100 @ A3



02 Existing Side Elevation 1
Scale: 1:100 @ A3

Proposed elevations



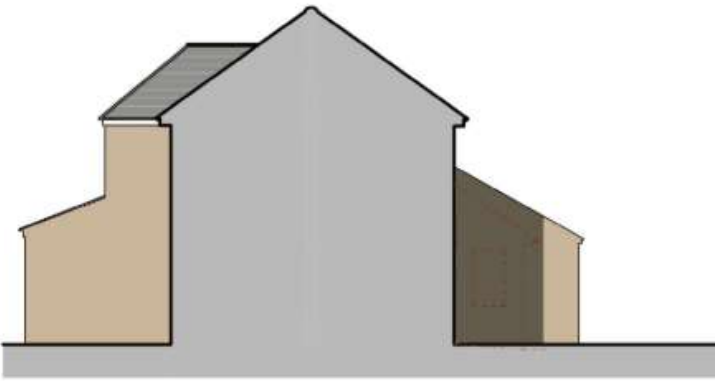
01 Proposed Front Elevation
Scale: 1:100 @ A3



01 Proposed Rear Elevation
Scale: 1:100 @ A3



02 Proposed Side Elevation 2
Scale: 1:100 @ A3



02 Proposed Side Elevation 1
Scale: 1:100 @ A3

Previously withdrawn scheme, ref. 25/00641/FUL
Withdrawn June 2025



01 Proposed Front Elevation
Scale: 1:100 @ A3



02 Proposed Side Elevation 1
Scale: 1:100 @ A3

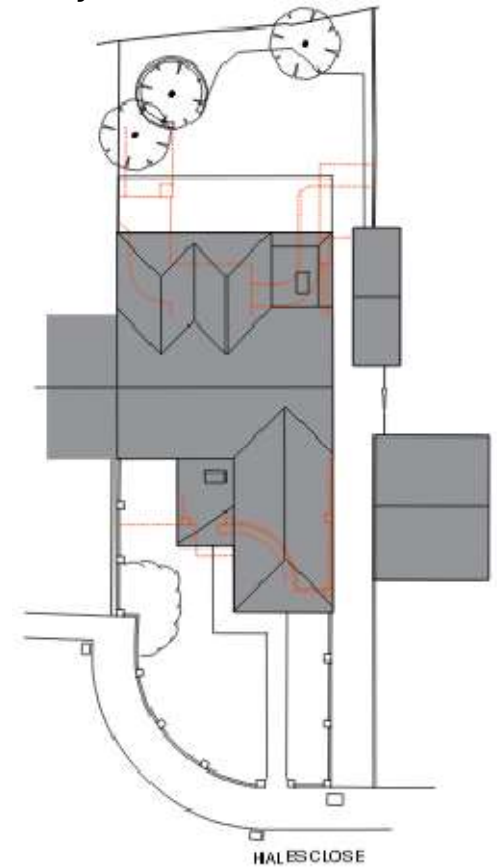


01 Proposed Rear Elevation
Scale: 1:100 @ A3



02 Proposed Side Elevation 2
Scale: 1:100 @ A3

Withdrawn following officer concerns with scale and design, lack of subservience, loss of amenity



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Side elevation comparison;
withdrawn scheme (top)
current scheme (bottom)

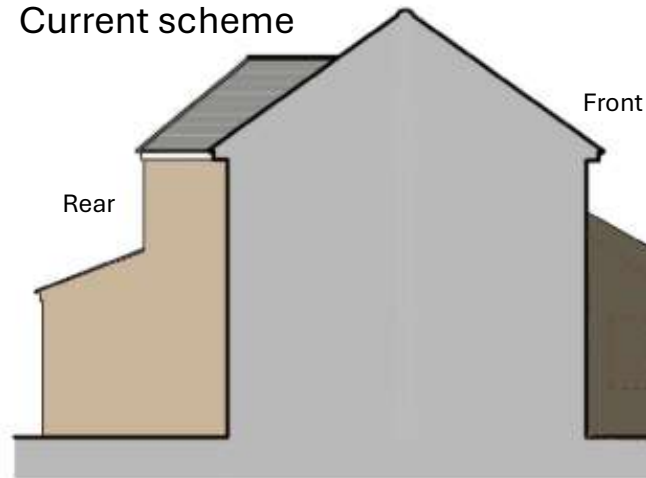
Changes include:

- Omission of two storey front extension
- Reduction in depth of first floor rear extension by 2 metres
- Alteration to front extension (form)

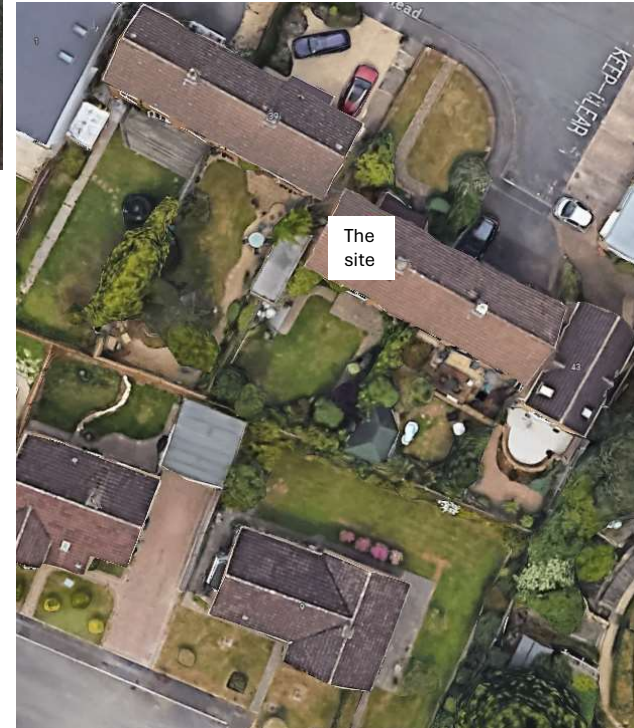
Withdrawn scheme



Current scheme



Photos



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Key considerations

- Design,
- Impact on neighbouring amenity,
- Sustainable development

Suggested conditions

- Standard time,
- Approved plans,
- Materials to match