

Town and Country Planning Act 1990

## Refusal of Full Planning Permission

Applicant:	Burley Place Limited	Application Number:	14/03735/FU
Agent:	Indigo Planning Ltd Mr M Stocks Toronto Square Leeds West Yorkshire LS1 2HJ	Date Accepted:	3 July 2014
		Date of Decision:	16 February 2015

**Proposed Development At:** 46 Burley Street Leeds LS3 1LB

**Proposal:** Student residential accommodation building comprising 110 studio flats, including ancillary communal facilities and retail unit, associated landscaping and car parking

**Planning permission refused in accordance with the plans and specifications for the reason(s) set out below:-**

- 1) The proposed development due to its design, nature and limited accommodation type would provide inadequate amenities for the future residents of the site and would fail to meet sustainable long term housing needs, contrary to Policies CC1, H4, P10, and H6B of the Leeds Core Strategy, Saved Policies GP5 and BD5 of the Leeds Unitary Development Plan Review 2006, Supplementary Planning Guidance Neighbourhoods for Living, and the National Planning Policy Framework.
- 2) The application proposal would result in an over intensive development, out of character with the urban grain of the immediate surrounding area by reason of the dominating effects of its excessive height and bulk. The application is therefore contrary to Leeds Core Strategy Policy SP1 (iii) and P10, Leeds UDPR Saved Policies GP5 and BD2, and Little Woodhouse Neighbourhood Design Statement SPD, Neighbourhoods for Living SPG, and the National Planning Policy Framework.

**For information:-**

- 1) In coming to a decision on this application the case officer has sought to work positively with the applicant/agent in accordance with paragraph 186 and 187 of the National Planning Policy Framework but the application has been refused.

Applicants are requested to remove any site notices related to this application from outside the property to which the application relates.

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**This notice of decision relates to the following plans:-**

Plan Type	Plan Reference	Version	Plan Date	Received
Other	3173-P(3)033	H		22.12.2014
Other	3173-P(3)034	G		17.10.2014
Other	3173-P(3)035	D		17.10.2014
Other	3173-P(3)036	D		22.12.2014
Other	3173-P(3)037	C		17.10.2014
Other	3173-P(3)038	B		17.10.2014
Other	3173-P(3)039	A		17.10.2014
Other	3173-P(3)040	B		17.10.2014
Other	3173-P(3)041	C		22.12.2014
Other	3173-P(3)042			17.10.2014
Other	3173-P(3)046			22.12.2014
Other	TRANSPORT STATEMENT ADDENDUM			17.10.2014
Site Location Plan/Red Line/OS Plan	3173-P(1)002			03.07.2014
Block Plan/Layout Plan	3173-P(1)001	K		22.12.2014
Proposed floor plan(s)	3173-P(2)020	F		22.12.2014
Proposed floor plan(s)	3173-P(2)025	E		22.12.2014
Proposed elevation(s)	3173-P(3)010	F		22.12.2014
Proposed elevation(s)	3173-P(3)011	E		22.12.2014
Sections/Cross Sections	3173-P(4)001	B		22.12.2014
Sections/Cross Sections	3173-P(4)002	A		22.12.2014
Sections/Cross Sections	3173-P(4)005			30.01.2015
Other	3173-P(5)001	E		02.02.2015
Other	3173-P(5)002	A		22.12.2014

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Other	PEDESTRIAN IMPROVEMENTS PLAN		22.12.2014
Other	3173-P(3)030	G	17.10.2014
Other	3173-P(3)031	H	22.12.2014
Other	3173-P(3)032	G	17.10.2014

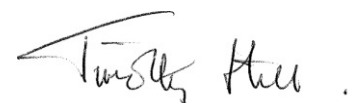
### Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990 as amended.

If you want to appeal, you must do so within **six months** of the date of this notice, using a form which you can obtain from <http://www.planningportal.gov.uk/planning/appeals> or by email from [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk) or by phoning 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to do so unless there are special circumstances which excuse the delay in giving notice of appeal.

You must send one copy of the completed form to [planning.appeals@leeds.gov.uk](mailto:planning.appeals@leeds.gov.uk) or Appeals Administration, Planning Services, Leeds City Council, The Leonardo Building, 2 Rossington Street, Leeds, LS2 8HD as well as to the Planning Inspectorate at the address on the form.



**Tim Hill**  
Chief Planning Officer