

HARROGATE BOROUGH COUNCIL  
**PLANNING AREA2 DC COMMITTEE – AGENDA ITEM 5: LIST OF PLANS.**  
**DATE: 10 February 2004**

<b>PLAN:</b> 03	<b>CASE NUMBER:</b> 03/05112/OUT
<b>APPLICATION NO.</b> 6.100.2310.OUT	<b>GRID REF: EAST</b> 435018 <b>NORTH</b> 457671
	<b>DATE MADE VALID:</b> 20.10.2003
	<b>TARGET DATE:</b> 15.12.2003
	<b>WARD:</b> Knaresborough Scriven

Park

**APPLICANT:** Mr S Peate

**AGENT:** Mr P Campkin And Associates

**PROPOSAL:** Outline application for demolition of existing house and erection of 3 no. three bedroom apartments and 6 no. two bedroom apartments with siting and existing access considered (site area 0.09 ha).

**LOCATION:** 5 Stockwell Grove Knaresborough North Yorkshire HG5 0LN

## **REPORT**

### **SITE AND PROPOSAL**

No. 5 Stockwell Grove is a large detached house set within its own grounds in a residential area of Knaresborough. The site is set at a slightly lower level than the road and the front of the site is well screened with conifers. A drive to the side leads down to a detached single garage to the rear of the site.

Stockwell Grove is a largely residential street, with a parade of shops on the corner with Boroughbridge Road. No. 3 is a bungalow which is in use as a dental surgery. No. 7 is a semi-detached house, and the remainder of the road is dominated by semi-detached and terraced housing. A pair of 3-storey properties on The Avenue back onto the site.

It is proposed to demolish the house and erect 2 residential blocks to provide three 3-bedroomed and six 2-bedroomed apartments. The application is in outline, with siting and access for consideration at this stage. Each block would be about 2-3 storeys high, no higher than the existing house. One block would back onto the rear of the site, facing Stockwell Grove. The second block would sit at right angles to this, and back onto No. 7 Stockwell Grove. This block would be set forward of the line of the existing house, but would still be slightly behind the building line formed by No. 7.

The existing access would be retained, and 9 parking spaces provide within the courtyard in front of the two blocks. A bin and cycle store would be provided to the rear of the site. Landscaping, including the retention of some existing trees, is shown along the front and rear boundaries, and the boundary with No. 7.

The attached letters from the agent (Appendix 1) provide further information.

### **MAIN ISSUES**

1. Policy
2. Effect on Neighbours
3. Effect on Streetscene

### **RELEVANT SITE HISTORY**

None.

### **CONSULTATIONS/NOTIFICATIONS**

#### **Parish Council**

Knarborough

#### **Chief Engineer (H and T)**

Recommends conditions on parking (provision of 12 spaces), turning, visibility and cycle storage.

#### **Yorkshire Water**

Recommend conditions on foul and surface water drainage

#### **Environmental Health**

Recommend Phase I assessment of site

#### **H.B.C Land Drainage**

No comment

### **APPLICATION PUBLICITY**

**SITE NOTICE EXPIRY:** 25.11.2003

**PRESS NOTICE EXPIRY:** 21.11.2003

### **REPRESENTATIONS**

**KNARSBOROUGH TOWN COUNCIL** - No objections

**OTHER REPRESENTATIONS** - 14 letters of objection received, including letters from Knarborough Civic Society and Harrogate Civic Society. Grounds of objection: -

- over-large development for site (4)
- out of character with streetscene (5)
- increased noise (1)
- increased traffic (10)
- lack of parking (11)

- loss of light (5)
- loss of privacy (7)
- over-intensive development (7)
- loss of/harm to trees (4)
- presence of bats in house (2)
- overbearing (1)
- bins next to garden boundary (1)

**VOLUNTARY NEIGHBOUR NOTIFICATION** - None undertaken.

#### RELEVANT PLANNING POLICY

- PPG1 Planning Policy Guidance 1: General Policy and Principles
- PPG3 Housing
- LPH06 Harrogate District Local Plan Policy H6: Housing developments in the main settlements and villages
- LPHD20 Harrogate District Local Plan Policy HD20: Design of New Development and Redevelopment
- LPA01 Harrogate District Local Plan Policy A1: Impact on the Environment and Amenity
- LPHX Harrogate District Local Plan Policy HX: Managed Housing Site Release
- LPH05 Harrogate District Local Plan Policy H5: Affordable Housing

#### ASSESSMENT OF MAIN ISSUES

**1. POLICY** - The site is within the development limit of Knaresborough, so there is no objection in principle to residential development according to Local Plan Policy H6. The proposed development proposes the erection of 9 units on previously developed land, so there is no objection under Policy HX of the Selective Alteration. The site area is under 0.5ha, so there is no requirement for affordable housing under Policy H5 of the Selective Alteration.

Policy H6 requires development to be of a scale, density, layout and design appropriate to the locality. Policy HD20 sets out design principles for new development, and states that new buildings should respect the scale, proportion and height of neighbouring properties. Policy A1 states that proposals will not be permitted where they would have an unacceptable effect on residential amenity, or on the visual amenity and character of the area. These issues are considered separately below.

**2. EFFECT ON NEIGHBOURS** - Objections have been received from the nearest neighbours at No. 7 Stockwell Grove and Nos. 2, 4 and 4A The Avenue. The grounds for objection include loss of light, loss of privacy and overbearing.

Both proposed blocks would be closer to these properties than the existing house, and as the proposed blocks have a greater massing than the existing house, there is potential to detract from the residential amenities of neighbouring properties.

One of the proposed blocks would be about 8 metres from No. 7 Stockwell Grove. This is 2 metres closer than the existing house. While the existing house presents its gable elevation to No. 7, the proposed block would have its rear elevation running along most of the length of the boundary with No. 7. While the height of the proposed block would be similar to the existing house, the increased massing would be likely to lead to overbearing of No. 7

Stockwell Grove, detracting from its residential amenities.

The other proposed block would be about 13 metres from the rear of the properties on The Avenue. At this separation, it is considered that the proposed block would cause overbearing and loss of light to the rear gardens, together with a potential loss of privacy due to overlooking.

**3. EFFECT ON STREETSCENE** - The screening of the present site, together with its slightly lower level, mean that the existing house does not appear particularly prominent in the streetscene. Those views that are available reveal the existing house to be a substantial structure, but not out of scale with its neighbours. The proposed residential blocks would have a substantial bulk, and while the levels and screening would help to mitigate their impact, they would be more prominent than the existing house. The block which sits at right angles to the road would appear particularly prominent. Although it does not come forward on No. 7, it cuts across the grain of the other buildings on the street, making it more obvious. The massing and siting of the proposed building is therefore considered to detract from the streetscene.

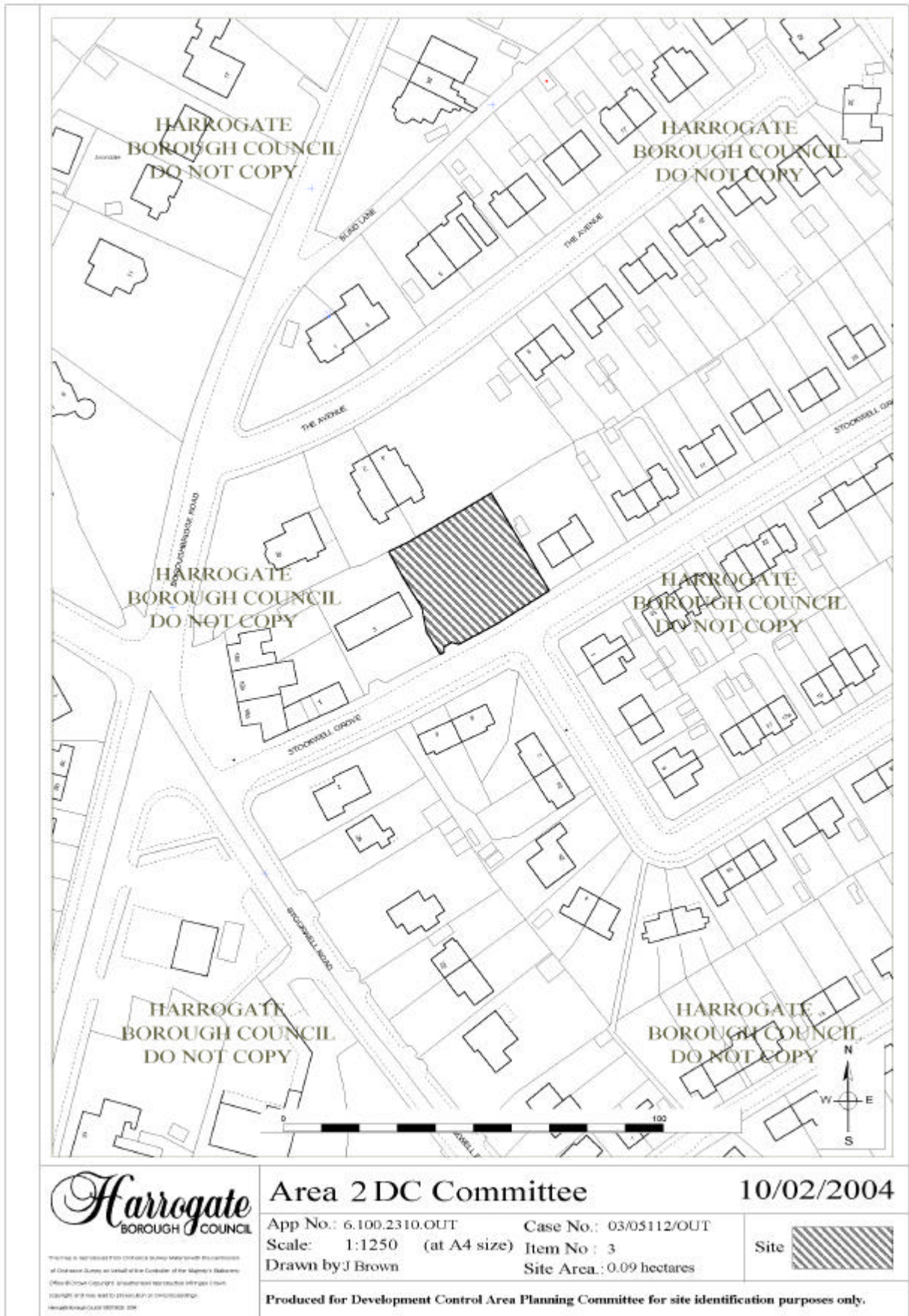
**CONCLUSION** - The proposed development is considered to represent an over-intense use of this site, which would have a detrimental impact on the streetscene and the residential amenities of neighbours through overbearing, loss of light and potential loss of privacy.

**CASE OFFICER:** Mr M Williams

#### RECOMMENDATION

That the application be REFUSED. Reason(s) for refusal:-

- 1 The proposed development would have an unacceptable impact on the residential amenities of neighbours through overbearing, loss of light, and likely overlooking contrary to Local Plan Policies HD20 and A1.
- 2 The proposed development would, by reason of its massing and siting, appear out of scale with its surroundings, and would detract from the streetscene, contrary to Policies H6 and HD20.



**Harrogate**  
BOROUGH COUNCIL

Planning is not advised from 0114 254 2222. Planning Applications should be submitted to the Council's Planning Department, 100, The Arcade, Harrogate, North Yorkshire HG1 1RH. Tel: 0114 254 2222. Fax: 0114 254 2223. Email: [planning@harrogate.gov.uk](mailto:planning@harrogate.gov.uk)

**Area 2 DC Committee**

**10/02/2004**

App No.: 6.100.2310.OUT

Case No.: 03/05112/OUT

Scale: 1:1250 (at A4 size)

Item No: 3

Drawn by: J Brown

Site Area: 0.09 hectares

Site



**Produced for Development Control Area Planning Committee for site identification purposes only.**

