

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

PLAN: 05	CASE NUMBER: 03/05837/FUL
APPLICATION NO. 6.64.608.FUL	GRID REF: EAST 441460 NORTH 465750
	DATE MADE VALID: 21.11.2003
	TARGET DATE: 16.01.2004
	WARD: Boroughbridge

APPLICANT: Trustees Of The Aldborough 1997 Settlement

AGENT: Peter Greenwood & Co

PROPOSAL: Erection of 1no replacement dwelling incorporating attached car port (Site area 0.065 ha)

LOCATION: Keepers House Aldborough York North Yorkshire YO51 9HB

REPORT

SITE AND PROPOSAL

This is an application for a replacement dwelling in Aldborough. Keepers House lies approximately 1 km south-east of Aldborough on Brickfield Lane and is set back from the junction of Brickfield Lane with Roman Road by approximately 45m. Brickfield Lane is an unsurfaced road. Keepers House is a vacant two and single storey red brick property with red clay pantiles. It does not appear to have been occupied for some time. There is a large pond to the rear. The nearest house is Brickfield House which at its closest is 44m from the boundary. There is mature planting between the two properties.

It is proposed to replace the dwelling with a two storey dwelling with attached covered parking area. The dwelling would be of traditional design looking like a main house with annex. A mix of red brick and cobbles would be used, also the use of brick soldier arches, traditional Yorkshire sliding sash windows, and red clay pantiles. The height of the main roof height would be 8m dropping to 6.9m for the annex, which allows for first floor accommodation. The dwelling would be sited on the same site as the existing house. The ground floor area of the existing building is 86.44 squared metres. The ground floor area of the proposed dwelling is 137.14 squared metres (excluding 38.5 squared metres of covered parking space). A sewage treatment plant is proposed.

The applicant's agent states that the property has not been occupied for a number of years and is in a poor state of repair. They state that although consideration has been given to the repair of the building the amount of structural work and repairs needed mean that a replacement dwelling is more economically justified.

The site lies on the floodplain for the River Ure.

MAIN ISSUES

- 1 Size of Replacement Dwelling
- 2 Flood Risk

RELEVANT SITE HISTORY

None

CONSULTATIONS/NOTIFICATIONS

Parish Council

Boroughbridge

Environment Agency

Objection - No Flood Risk Assessment submitted

Environmental Health

Comments made.

Highway Authority

No objection - recommend highway improvements to be covered by condition

Yorkshire Water

Comments

Claro Internal Drainage Board

Comments

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 26.12.2003

PRESS NOTICE EXPIRY: 26.12.2003

REPRESENTATIONS

BOROUGHBRIDGE TOWN COUNCIL - Have no objection.

OTHER REPRESENTATIONS - One letter has been received from a nearby resident stating that although there is no objection in principle to a replacement dwelling, he queries the ownership of Brickfield Lane and states that he has entitlement to access rights on the lane (Note: rights of access area a separate legal matter which cannot be considered as part of the application).

VOLUNTARY NEIGHBOUR NOTIFICATION - None.

RELEVANT PLANNING POLICY

- PPG1 Planning Policy Guidance 1: General Policy and Principles
- PPG3 Housing
- PPG7 The Countryside: Environmental Quality and Economic and Social Development
- LPC15 Harrogate District Local Plan Policy C15: Conservation of Rural Areas not in Green Belt
- 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
- LPA05 Harrogate District Local Plan Policy A5: Flood Risk Areas
- LPH01 Harrogate District Local Plan Policy H1: The Housing Requirement
- LPH20 Harrogate District Local Plan Policy H20: Replacement Dwellings in the Countryside
- PPG25 Planning Policy Guidance 25: Development and flood risk

ASSESSMENT OF MAIN ISSUES

SIZE OF REPLACEMENT DWELLING - Policy H20 of the Harrogate District Local Plan allows replacement dwellings, subject to satisfying all the criteria of the policy. As the proposed dwelling would be in the same location as the existing, thereby preventing the use of two properties on the site, is of an acceptable design and has satisfactory access, it meets all criterion except for (B). Criterion (B) states that the new dwelling should be no larger than the existing and the justification for the policy further clarifies this by stating that the proposed replacement should be of a similar size or smaller.

The existing dwelling comprises a two-storey house with single storey annexe to the side. The ground floor area is 86.44 squared metres. The proposed dwelling comprises a two-storey main house with a two-storey annex and attached covered parking area. The ground floor area of the proposed dwelling (excluding the covered parking area) would be 137.14 squared metres, a 60% increase on the size of the existing property. Although the scheme seeks to echo the floor plan of the existing property, it does propose a substantial amount of first floor accommodation in the annex that does not currently exist. In terms of size and volume the proposed dwelling will be substantially larger than the existing. I therefore do not consider that the size and scale of the proposed dwelling complies with Criterion B of Policy H20, nor does it comply with the aims of PPG7.

2 FLOOD RISK ASSESSMENT - The site lies within the floodplain and is within the recorded flood outline of the 2000 flood events. No Flood Risk Assessment (FRA) has been submitted as part of the application and the Environment Agency objects on that basis. The application does not comply with Policy A5 of the Harrogate District Local Plan and PPG25. The applicant has informed me that a FRA has now been undertaken and has been passed to the Environment Agency for consideration. If the Environment Agency find the FRA acceptable and withdraw their objection then reason 2 will be deleted. Members will be updated on the situation at Planning Committee.

CONCLUSION - The proposed replacement dwelling is substantially larger than the existing dwelling and therefore does not comply with Policy H20 of the Harrogate District Local Plan or PPG7. No Flood Risk Assessment has been submitted and the application is therefore contrary to Policy A5 of the Harrogate District Local Plan and PPG25. The recommendation is to refuse the application for the reasons stated above.

CASE OFFICER:

Mrs L Drake

RECOMMENDATION

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

- 1 The ground floor area of the replacement dwelling is approximately 60% larger than the existing dwelling. It is substantially larger in size and scale than the existing dwelling and does not therefore comply with Policy H20 of the Harrogate District Local Plan and PPG7.
- 2 The site lies within the recorded flood outline of the 2000 flood events. No Flood Risk Assessment has been submitted as part of the application and the scheme is therefore contrary to Policy A5 of the Harrogate District Local Plan and PPG25.

