

HARROGATE BOROUGH COUNCIL

PLANNING AREA2 DC COMMITTEE – AGENDA ITEM 5: LIST OF PLANS.

DATE: 10 February 2004

PLAN: 12	CASE NUMBER: 04/00177/RG4
APPLICATION NO. 6.123.40.B.RG4	GRID REF: EAST 438590 NORTH 453220
	DATE MADE VALID: 12.01.2004
	TARGET DATE: 08.03.2004
	WARD: Ribston

APPLICANT: Harrogate Borough Council

AGENT:

PROPOSAL: Renewal of Outline Permission No. 6.123.40.A.RG4 for erection of 1no. pair of semi-detached dwellings including siting (site area 0.05ha).

LOCATION: Land Opposite Garth Cottage And Adjacent To 1 Crimble Avenue And 7 North View Spofforth Lane Little Ribston Wetherby North Yorkshire

REPORT

SITE AND PROPOSAL

The application site is located on the southern side of the village, along the unnamed road to Spofforth. Residential property abuts the site.

The site, which is rectangular in shape and approximately 0.05 hectares in area, is currently disused but previously formed part of the domestic curtilage to 1 Crimble Avenue. A vehicular access and concrete hard standing is located in the south west corner of the site.

A hawthorn hedge and grass verge fronts the site. The southern boundary with 1 Crimble Avenue is a mix of hedge and fencing. The eastern boundary with 7 North View is a well established mixed hedge. Both of these adjacent properties do not have windows overlooking the site.

The applicant seeks renewal of an outline application for the erection of 1 no. pair of semi-detached properties with all matters reserved for subsequent approval apart from siting.

MAIN ISSUES

1. Land Use
2. Form And Character
3. Residential Amenity
4. Highway Safety

RELEVANT SITE HISTORY

6.123.40.A.RG4 - Outline Application for the erection of 2 no. semi-detached dwellings including siting: PER 28.08.01.

CONSULTATIONS/NOTIFICATIONS

Parish Council

Little Ribston

Yorkshire Water

No comments received

Highway Authority

No comments received

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 13.02.2004

PRESS NOTICE EXPIRY: 13.02.2004

REPRESENTATIONS

LITTLE RIBSTON PARISH COUNCIL - At the time of writing this report no comments have been received. Any comments received will be reported verbally at committee.

OTHER REPRESENTATIONS - At the time of writing this report no other representations have been received. Any comments received will be reported verbally at committee.

VOLUNTARY NEIGHBOUR NOTIFICATION -

No properties notified.

RELEVANT PLANNING POLICY

PPG1 Planning Policy Guidance 1: General Policy and Principles

PPG3 Housing

PPG7 The Countryside: Environmental Quality and Economic and Social Development

PPG17 Planning Policy Guidance 17: Planning for open space, sport and recreation

SPH4 North Yorkshire County Structure Plan Policy H4

LPH06 Harrogate District Local Plan Policy H6: Housing developments in the main settlements and villages

LPHX Harrogate District Local Plan Policy HX: Managed Housing Site Release

LPH05 Harrogate District Local Plan Policy H5: Affordable Housing

LPH13 Harrogate District Local Plan Policy H13: Housing Density, Layout and Design

LPH17 Harrogate District Local Plan Policy H17: Housing Type

LPA01 Harrogate District Local Plan Policy A1: Impact on the Environment and Amenity

LPR04 Harrogate District Local Plan Policy R4: Open Space Requirements for New Residential Development

ASSESSMENT OF MAIN ISSUES

1. LAND USE - Little Ribston is defined as a 'smaller village' in HDLP Policy H6. Criterion B

of the policy is permissive towards new residential development if it is within the existing built up confines of the settlement. The site clearly falls within the confines of the village and this was recognised in the earlier approval for development.

The development accords with the provisions of HDLP Policy C15 and Structure plan Policy H4.

Since the consideration of the earlier application the Harrogate District Local Plan Selective Alteration First Stage Deposit Draft July 2002 (HDLP SA) has been approved for development control purposes and has been the subject of a Public Inquiry.

HDLP SA Policy HX introduces a more sequential approach to residential site selection stating that renewal of planning consent will be acceptable subject to meeting HDLP SA Policy H3. This policy identifies that renewal of applications will normally be accepted except where the site represents a greenfield site; or is contrary to other policies of the plan; or is otherwise no longer suitable due to changed circumstances.

Although the site is currently unused, the plot did previously form domestic curtilage to no. 1 Crimple Avenue. The remnants of planting areas and a vehicular hard-standing can still be seen on the site. It is your officers view that the site represents a previously developed site and as such complies with both Policy HX and H3. Other than the introduction of the Selective Alteration there has been no other change in circumstances relating to the site.

The broad land use principle of development is considered acceptable.

2. FORM AND CHARACTER - The siting and layout plan of the original approval indicated a pair of semi detached house resembling in size those built nearby on Crimple Avenue. The triangular shape of the site and particularly the way it tapers towards its back does however curtail scope for development. In consideration of the earlier scheme it was not clear if the two three bedroom dwellings applied for could be satisfactory achieved. Concern was felt that it may be difficult to find room for on-site parking and turning facilities. The earlier application was therefore considered on the basis that the permission could be given for housing in principle , but that the number of units and their size be left unspecified at this stage.

The earlier application was approved on this basis and this approach should again be adopted with this scheme.

3. RESIDENTIAL AMENITY - The properties immediately adjacent to the site , 1 Crimple Avenue and 7 North View neither have side windows which would overlook the site , although 1 Crimple Avenue has a side door. In consideration of the previous application it was considered that the residential development of the site would not have an adverse impact the residential amenity of the occupiers of these properties other than it would change the outlook.

4. HIGHWAY SAFETY - There were no objections to the previous scheme from a highway safety point of view, although it was noted that there was restricted visibility to the north. A condition controlling visibility can again be attached should Members be minded to approve the development.

CONCLUSION - The principle of residential development has already been established at this site. Since the consideration of the earlier application the Harrogate District local Plan Selective Alteration First Stage Deposit Draft July 2002 has been approved for development control purposes. The HDLP SA has introduced a more sequential approach to housing site release, however such an approach would not prevent the renewal of this application.

It is again considered that the scheme should be considered on the basis that the number of units and their size be left unspecified at this stage. Such details can be considered at the reserved matters stage. On the basis of an outline application for residential development there are no material considerations to set aside the provisions of the development plan and approval of the scheme is again recommended.

Subject to the receipt of no objections the scheme is deferred for the Head of Planning Services to approve the scheme subject to the re-imposition of conditions imposed upon 6.123.40.A.RG4.

CASE OFFICER: Mr A Hough

RECOMMENDATION

That the application be DEFERRED and the HOPS be authorised to APPROVE the application subject to the following conditions and such other conditions HOPS considers to be necessary.

REASON FOR DEFERRAL:

- 0 Subject to the receipt of no substantive objections during the site notice consultation period which expires on 13 February 2003.
- 1 CA01 OUTLINE
- 2 CA06 OUTLINE/RESERVED MATTERS ... 3yrs ... 5yrs
- 3 Notwithstanding the fact that the siting, number and size of a pair of semi detached dwellings has been included in the submitted application, this permission is for residential development in principle only with details including the number of units being left unspecified.
- 4 CD10 MATERIALS TO BE APPROVED
- 5 The further details to be submitted for condition 1 shall provide for:-
 - * Access - visibility of 2m x 90m in a southerly direction and 2m x the maximum available in a northerly direction.
 - * On site parking provision to be agreed in writing by the Local Planning Authority.
 - * On site turning facilities to be agreed in writing by the Local Planning Authority.
- 6 Any trees, shrubs and/or hedges on or around the site shall not be felled, lopped or removed without the prior written consent of the Local Planning Authority.
- 7 CB11 SEPARATE SYSTEM FOUL AND SURFACE WATER
- 8 CB27 NO SW DISCHARGE UNTIL APP WRKS COMPLETED
- 9 CL12 OPEN SPACE TO BE PROVIDED - POLICY R4

Reasons for Conditions:-

- 1 CA01R SAFEGUARD RIGHTS OF CONTROL
- 2 CA06R TO COMPLY WITH SECTIONS 91-94
- 3 CA01R SAFEGUARD RIGHTS OF CONTROL
- 4 CD10R INTERESTS OF AMENITY
- 5 To ensure appropriate on-site vehicle parking facilities with associated access and manoeuvring areas, in the interests of highway safety and the general amenity of the development.

- 6 CL03R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 7 CB11R TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 8 CB27R TO ENSURE SITE IS PROPERLY DRAINED
- 9 CL12R COMPLIANCE WITH R4- OPEN SPACE POLICY

