

HARROGATE BOROUGH COUNCIL

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

DATE: 10 February 2004

PLAN: 15	CASE NUMBER: 03/05789/FUL
APPLICATION NO. 6.46.17.N.FUL	GRID REF: EAST 436070 NORTH 468110
	DATE MADE VALID: 25.11.2003
	TARGET DATE: 20.01.2004
	WARD: Newby

APPLICANT: Mr And Mrs Brinkler

AGENT: Malcolm Tempest Ltd

PROPOSAL: Substitution of house type on Plots 1 & 2 of planning permission
6.46.17.M.REM.

LOCATION: Rosewood & Philmore Drinks Skelton On Ure Ripon North Yorkshire

REPORT

SITE AND PROPOSAL

This is an application to amend the house types on plots 1 and 2 of the site of the former drinks distribution depot at Skelton.

The approved scheme proposed the construction of a simple pair of semi-detached properties on the street frontage on the site of the existing bungalow. The proposed dwellings were to be two bedrooomed, contributing to the mix of house types on the development. The approved scheme proposed 2no. two bed; 2no. three bed and 5no. four bed properties.

This proposal seeks to create three bedrooomed properties with bedroom and en-suite accommodation in the roof space and proposes a full width single storey extension across the rear elevation projecting 2m to provide breakfast area and toilet.

MAIN ISSUES

1. Design/Mix Of House Types On The Development

RELEVANT SITE HISTORY

6.46.17.C.OUT - Outline application for 9 dwellings: Refused 5.2.91

6.46.17.E.OUT - Outline application for 9 dwellings: Approved 17.9.91

6.46.17.F.OUT - Outline application for 9 dwellings: Approved 21.4.94

6.46.17.I OUT - Outline application for 9 dwellings: Approved 15.7.97

6.46.17.J.OUT - Outline application for 9 dwellings: Approved 31.5.00

6.46.17.M.REM - Reserved matter application for 9 dwellings: Approved 28.4.03

CONSULTATIONS/NOTIFICATIONS

Parish Council

Skelton

Conservation and Design Section

See Assessment

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 26.12.2003

PRESS NOTICE EXPIRY: 26.12.2003

REPRESENTATIONS

SKELTON ON URE PARISH COUNCIL - The Parish Council objects to the development (also refers to application 6.46.17.O.FUL):-

The proposed increases in the sizes of these 3 plots is making the development further out of keeping with the environmental qualities of the surrounding area and the visual character of the village. The drawings are still not to scale, but already appear 10 feet higher than Vyner House and the proposed bedrooms in the roof space induces this height to be increased.

A dimensioned drawing is required now to ascertain this point, without delay. The increased capacity of the housing is likely to make the already unacceptable position of car parking difficulties, with the obvious situation developing of excess parking on Main Street, near the road junction to Boroughbridge, used by considerable heavy traffic, including farm machinery.

This would undoubtedly become a hazard.

The privacy of Ivy House in particular and The Granary and Vyner House is seriously jeopardised by the current proposals with additional windows which are not acceptable. The provision of surface water run off is requested. Major drain works in 1970's joined surface water to sewerage, to where will all this extra capacity be safely discharged?

Why is there no provision made for affordable housing in view of the current guidelines, when the Vicarage site has been rejected due to lack of such a provision?

The proposals are therefore in contravention of the Harrogate District Plan 2002 in respect of Policy H6 and Hd20 a, b, c, & I, that development which is contrary to these design

principles will not be permitted.

OTHER REPRESENTATIONS - Seven individual letters of objection have been received, reflecting and expanding on the objections of the Parish Council.

VOLUNTARY NEIGHBOUR NOTIFICATION - None carried out.

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

LPH17 Harrogate District Local Plan Policy H17: Housing Type

LPHD20 Harrogate District Local Plan Policy HD20: Design of New Development and Redevelopment

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

ASSESSMENT OF MAIN ISSUES

1. DESIGN/MIX OF HOUSING TYPE - This is an application to amend the design of the proposed dwellings to achieve larger accommodation. Visually from the village street there will be no difference to the properties in terms of design or scale. However, it is now proposed to construct a bedroom and en suite bathroom in the roofspace of each property involving the insertion of two rooflights per property. It is also proposed to increase the ground floor accommodation by the construction of a 2m extension across the full rear elevation. This results in a heavily fenestrated elevation which is not characteristic of surrounding properties and on balance it is considered that this conflicts with policy HD20.

Within the context of the village this represents a large site where it could be reasonably expected that a range of properties would be provided to meet local needs. These two plots were originally intended to provide two bedroomed accommodation and while not affordable properties under the provision of policy H5 (and it would be unreasonable to apply that policy to an application seeking the revision of a house type) would contribute to the mix of house type on the development in particular and the village as a whole. By enlarging the accommodation in the manner proposed the proposal reduces that mix and therefore is in conflict with policy H17.

CONCLUSION - On balance it is considered that this scheme conflicts with policy and refusal is recommended. The other issues raised by the Parish Council and residents are noted but it is not considered that additional reasons for refusal can be substantiated.

CASE OFFICER: Mr R N Watson

RECOMMENDATION

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

- 1 The proposed revisions to the development results in an over fenestrated rear elevation which is uncharacteristic of surrounding properties and therefore detrimental to the amenities of the area and would conflict with Policy HD20 of the Harrogate District Local Plan.
- 2 The proposal would reduce the mix of accommodation which would not cater for smaller households or first time buyers and therefore would not cater for local needs in conflict with Policy H17 of the Selective Alteration to the Harrogate District Local Plan.

