

## HARROGATE BOROUGH COUNCIL

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

DATE: 10 February 2004

<b>PLAN:</b> 16	<b>CASE NUMBER:</b> 03/05791/FUL
<b>APPLICATION NO.</b> 6.46.17.O.FUL	<b>GRID REF: EAST</b> 436070 <b>NORTH</b> 468110
	<b>DATE MADE VALID:</b> 26.11.2003
	<b>TARGET DATE:</b> 21.01.2004
	<b>WARD:</b> Newby

**APPLICANT:** Mr And Mrs P Brinkler

**AGENT:** Malcolm Tempest Ltd

**PROPOSAL:** Substitution of house type on Plot 9 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 type on Plot 9 of the former drinks distribution depot.

This proposal seeks to revise the approved details by the addition of a 5th bedroom, en-suite bathroom and dressing room in the roof space. Only one rooflight is shown to light and ventilate the whole accommodation in the roof. A breakfast room measuring 4m x 2.4m is now proposed for the west elevation, resulting in an additional window in the south elevation at ground floor level. An additional first floor window is also proposed for the south elevation serving a dressing room. A further fixed obscure glazed window is shown on the east elevation to light the staircase.

### MAIN ISSUES

1. Mix of Housing Type

### RELEVANT SITE HISTORY

- 6.46.17.C.OUT - Outline application for 9 dwellings: Refused 05.02.1991.
- 6.46.17.E.OUT - Outline application for 9 dwellings: Approved 17.09.1991.
- 6.46.17.F.OUT - Outline application for 9 dwellings: Approved 21.04.1994.
- 6.46.17.I.OUT - Outline application for 9 dwellings: Approved 15.07.1997.
- 6.46.17.J.OUT - Outline application for 9 dwellings: Approved 31.05.2000.

6.46.17.M.REM - Reserved matters application for 9 dwellings: Approved 28.04.2003.

## **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 size 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 roofspace 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 Local Plan 2002 in respect of Policies 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. MIX OF HOUSING TYPE** - This application seeks to create a five bedroomed property. Unlike the alterations to plots 1 and 2 it is on balance not considered that the alterations to the design are grounds for objection but this proposal would certainly not cater for the needs of the local community, particularly smaller households and first time buyers. Given the extant permission it would not be appropriate to apply Policy H5 for affordable housing, but there is direct conflict with Policy H17 of the Selective Alteration which now applies to all sites, not just large ones. The policy is intended to ensure an appropriate mix to meet existing community needs and a five bedroomed property would not meet this objective.

**CONCLUSION** - The proposal conflicts with policy and refusal is recommended.

**CASE OFFICER:** Mr R N Watson

#### RECOMMENDATION

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

- 1 The proposal would create a five bedroomed dwelling which would not cater for smaller households or first time buyers in the community and would therefore conflict with Policy H17 of the Selective Alteration to the Harrogate District Local Plan.



