

HARROGATE BOROUGH COUNCIL

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

DATE: 9 March 2004

PLAN: 08	CASE NUMBER: 04/00546/FUL
APPLICATION NO. 6.100.1700.C.FUL	GRID REF: EAST 435000 NORTH 458070
	DATE MADE VALID: 30.01.2004
	TARGET DATE: 26.03.2004
	WARD: Knaresborough Scriven

Park

APPLICANT: Major Property Limited

AGENT:

PROPOSAL: Demolition of cottage and garage and erection of 1 no. detached dwelling with new vehicular access. (Site Area 0.013 ha)

LOCATION: Avenue Cottage Park Avenue Knaresborough North Yorkshire HG5 9ES

REPORT

SITE AND PROPOSAL The site lies to the rear of properties on Scriven Road and Victoria Avenue and is an area to the rear of the rear gardens of 18 and 20 Scriven Road. The garage of 16 Scriven Road lies on the boundary with the site. The site measures 14m x 9m and is currently occupied by a dwelling sited hard against the east and south boundary with no amenity space to the rear. The front of the property is used for parking. The site is overlooked by the rear of terraced houses on Victoria Avenue, there are oblique angles from Park Avenue and there are rear windows on Scriven Road.

It is proposed to demolish the existing dwelling on site and erect a detached 3 bedroom dwelling. The building will be set off the rear boundary of the site to provide an attached garage to the rear and a new access formed from Back Scriven Road. The design of the dwelling is symmetrical and traditional in style with brick and slate. No rear garden is proposed. A garden to the front of the property, 5m deep, would be 0.9m high walls.

MAIN ISSUES

- 1 Land Use
- 2 Residential Amenity

RELEVANT SITE HISTORY

97/03265/FUL - Conversion of derelict workshop to 1 no. 2 bedroom dwelling and garage: PER 15.12.1997.

94/02348/FUL - REAR OF NO'S 18 & 20 SCRIVEN ROAD, KNARESBOROUGH.
Demolish outbuildings and erect single dwelling with garage: PER. 06.12.1994.

CONSULTATIONS/NOTIFICATIONS

Parish Council
Knaresborough

Chief Engineer (H and T)
Response awaited

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 05.03.2004
PRESS NOTICE EXPIRY: 05.03.2004

REPRESENTATIONS

KNARESBOROUGH TOWN COUNCIL - Comments are awaited and will be reported at Planning Committee.

OTHER REPRESENTATIONS 2 letters have been received from properties on Scriven Road stating that whilst there is no initial problem with the proposal, the site is extremely small and a three bedroom house would overdevelop the site, concern that the development would damage property, that there should be no additional windows on the elevation facing them in order to prevent loss of privacy, and that the access to 18 Scriven Road should be increased from 0.9m in width to 1.2m to ensure that it is usable.

VOLUNTARY NEIGHBOUR NOTIFICATION -
16, 18, 20 Scriven Road, Knaresborough.

RELEVANT PLANNING POLICY

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

ASSESSMENT OF MAIN ISSUES

1. LAND USE - The principle of residential development on this site has already been established through previous applications for dwellings.

2. RESIDENTIAL AMENITY - The proposed dwelling would not have a detrimental impact on the residential amenity of properties on Scriven Road or Victoria Avenue and has been designed so that there are only 2 windows on those elevations facing those properties. It is not considered that there would be any detrimental impact on the residential amenity of

those properties.

I consider however that there would be an unacceptably low level of residential amenity afforded to the future occupiers of the proposed dwelling. The size of the proposed building in comparison to the site is high and only leaves space at the front of the property for the occupier's enjoyment. Walls of 0.9m in height are proposed around the front garden. Although acceptable from a highways point of view to retain sightlines from Back Scriven Road, they would not afford any privacy to the occupiers of the dwelling. I therefore consider that any future occupier of the dwelling would have an unacceptably low level of residential amenity contrary to Policy H6 of the Harrogate District Local Plan.

CONCLUSION - The proposed development would lead to an unacceptable level of residential amenity to the future occupiers of the dwelling. I therefore recommend that the application be refused for the reasons set out above.

CASE OFFICER: Mrs L Drake

RECOMMENDATION

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

- 1 The proposed dwelling would have no private amenity space for the future occupiers of the dwelling, thereby being detrimental to their residential amenity contrary to Policy H6 of the Harrogate District Local Plan.



Harrogate
 BOROUGH COUNCIL

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Area 2DC Committee

09/03/04

App No.: 6.100.1700.C.FUL

Case No.: 04/00546/FUL

Scale: 1:1250 (at A4 size)

Item No : 8

Drawn by: A Brown

Site Area: 0.013 hectares

Site



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