
91/03(02)

CASE NUMBER: 03/05990/FUL
GRID REF: EAST 443879 NORTH 464712

APPLICATION NO.: 6.72.78.A.FUL

LOCATION:

The Bungalow Lower Dunsforth York North Yorkshire YO5 9RZ

PROPOSAL:

Demolition of existing buildings and erection of 1 no. detached dwelling and 1 no. detached double garage (site area 0.09 ha).

APPLICANT: Yorvik Homes Limited

REFUSED. Reason(s) for refusal:-

- 1 The application site area has been artificially reduced in area below that of the naturally defined site, the area of which is in excess of 0.1Ha, the application fails to provide any affordable housing and is therefore contrary to Policy H5 of the Selective Alterations to the Harrogate District Local Plan.
- 2 The proposed development is not acceptable in the absence of a satisfactory flood risk assessment, and is contrary to Policy A5 of the adopted Local Plan and the advice contained within PPG25.

(UNANIMOUS DECISION)