

HARROGATE BOROUGH COUNCIL

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

DATE: 6 April 2004

PLAN: 06	CASE NUMBER: 04/00358/FUL
APPLICATION NO. 6.88.71.FUL	GRID REF: EAST 444668 NORTH 460676
	DATE MADE VALID: 27.01.2004
	TARGET DATE: 23.03.2004
	WARD: Ouseburn

APPLICANT: R B D A Ltd

AGENT: Robert Burns Designs Associates

PROPOSAL: Demolition of existing dwelling & erection of 2no dwellings with detached single garages, formation of new vehicular access & felling of 3no Fruit Trees within Little Ouseburn Conservation Area. (Site area 0.08ha).

LOCATION: Village Bungalow Main Street Little Ouseburn York North Yorkshire YO5 9TD

REPORT

SITE AND PROPOSAL

The site is located within the village of Little Ouseburn fronting onto Main Street. It lies within the Little Ouseburn conservation area. The site currently comprises a brick built bungalow with a pan tile roof. There is a short brick wall to the site frontage and wrought iron gates to the driveway. There are wooden sheds and a concrete garage to the south east corner of the site, and an oil tank to the rear boundary. There are some small fruit trees within the existing garden, and two large spruce trees close to the rear boundary. There is a low wall to the west and south boundary, and to the eastern boundary there is a fence with conifers behind.

The application proposes the demolition of the existing bungalow, and the erection of 2no detached four bedroom dwellings, in a traditional vernacular design, each with a single detached garage. The proposed development would necessitate the removal of 3no fruit trees from within the garden. The two proposed dwellings are similar in footprint, but are detailed differently to give some variation between the two. A conservation area application for the demolition of the existing bungalow has also been submitted.

MAIN ISSUES

1. Principle
2. Impact on the Character of the Conservation Area
3. Residential Amenity
4. Access and Parking
5. Open Space

RELEVANT SITE HISTORY

None

CONSULTATIONS/NOTIFICATIONS

Parish Council

Little Ouseburn

DLAS - Open Space

Commuted sum of £1592.00 requested

Yorkshire Water

Suggest conditions

D.L.A.S Arboricultural Officer

Refer to assessment of main issues

Highway Authority

No objection subject to conditions

Conservation and Design Section

Refer to assessment of main issues

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 27.02.2004

PRESS NOTICE EXPIRY: 27.02.2004

REPRESENTATIONS

LITTLE OUSEBURN PARISH COUNCIL - The Parish Council does not object, but wishes to seek safeguards that the footpath and verge adjacent to the site will be fully reinstated to their former condition after building works have been completed.

OTHER REPRESENTATIONS - None

VOLUNTARY NEIGHBOUR NOTIFICATION - None undertaken

RELEVANT PLANNING POLICY

PPG1 Planning Policy Guidance 1: General Policy and Principles

PPG3 Housing

PPG15 Planning Policy Guidance 15: Planning and the Historic Environment

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
LPH13 Harrogate District Local Plan Policy H13: Housing Density, Layout and Design
LPHD03 Harrogate District Local Plan Policy HD3: Control of development in Conservation Areas
LPHD20 Harrogate District Local Plan Policy HD20: Design of New Development and Redevelopment
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
LPHD13 Harrogate District Local Plan Policy HD13: Trees and Woodlands

ASSESSMENT OF MAIN ISSUES

1. PRINCIPLE - Little Ouseburn is classified as a Smaller Village (category B settlement) within Policy H6 of the adopted Harrogate District Local Plan. Policy H6 is permissive of residential development within such villages where it constitutes small scale rounding off or infilling. It is considered that the development proposed constitutes infilling and is therefore acceptable under Policy H6. The site is considered to be previously developed, and the site area is less than 0.3Ha, and therefore the proposal is also acceptable under Policy HX of the Selective Alterations to the Local Plan. It is therefore considered that the principle of residential development of the site is acceptable subject to the proposals compliance with the other relevant plan policies.

The site area is below 0.1Ha and therefore there is no requirement for affordable housing on this site under Policy H5.

2. IMPACT ON THE CHARACTER OF THE CONSERVATION AREA - There is no objection in principle to the demolition of the existing bungalow subject to a satisfactory replacement scheme. The proposed scheme is well designed, with the dwellings representing the local vernacular, and the character of the village. The houses are set slightly further forward in the plot than the existing bungalow, which is more in keeping with the traditional form of the village. Some small amendments to the drawings have been sought, these include the removal of the spruce trees and proposed replacement planting (see comments below), the rear projection on each dwelling to be set back a small distance from the gable, and details of the proposed gate piers are to be provided. Revised drawings should be available before the committee meeting incorporating these amendments. The proposal is considered to be compliant with Policies HD3 and HD20 of the adopted Local Plan.

There is no objection to the proposed removal of the fruit trees. There are two large spruce trees to the rear of the site, which are proposed to be retained as part of the application. The advice of the Council's arboricultural officer is that it is unlikely the spruce trees could be successfully retained as part of the development, and that whilst they are healthy trees, they are not in keeping with the area, and therefore removal of the spruce trees could be supported if replanting with appropriate species on a 2 for 1 basis is sought by condition. The proposal is therefore compliant with Policy HD13 of the adopted Local Plan.

3. RESIDENTIAL AMENITY - The houses are proposed to be located slightly further forward in the plot than the existing bungalow, however distances with the house opposite are still however acceptable. To the west of the site, there are no windows directly overlooking the site. To the east of the site the White House is orientated facing towards

the site, but is located approximately 23m from the boundary with the application site and separated from it by a garden, and the substantial boundary hedge and fence. There is therefore not considered to be any detriment to the residential amenity of neighbours as a result of the development. The proposal is therefore compliant with Policy A1 of the adopted local plan.

4. ACCESS AND PARKING - Two new accesses are to be formed from Main Street and the existing access closed up. Each house is to have a detached single garage and parking and turning area within its curtilage. The highways authority have no objection to the application subject to the imposition of conditions regarding the construction of the new accesses, and the provision of the access, parking and turning.

5. OPEN SPACE - A commuted sum of £1592.00 has been requested towards provision of open space at Little Ouseburn Play Area and Great Ouseburn Recreation Area. A signed unilateral undertaking has been received in this regard.

CONCLUSION - The proposal is acceptable in principle and the design is considered appropriate for the Little Ouseburn conservation area, there is no objection to the felling of the trees, and no highway objections, the applicant has undertaken to pay the open space commuted sum and therefore approval is recommended.

CASE OFFICER: Ms Sara Purvis

RECOMMENDATION

That the application be APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED
- 3 CI02Y PD REST,NO EXTNS,GRGS&ROOF/DORMER WINDS
- 4 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 5 CD05 REVEALS: MM ... 75
- 6 Notwithstanding the submitted plans large scale details, including sections and samples of the proposed windows designs, as well as samples of any obscure glazing are to be submitted and agreed in writing by the Local Planning Authority prior to the commencement of development.
- 7 CD13 WINDOW FRAME MATERIALS ... timber
- 8 CB11 SEPARATE SYSTEM FOUL AND SURFACE WATER
- 9 CB27 NO SW DISCHARGE UNTIL APP WRKS COMPLETED
- 10 CL14 PLANT REPLACEMENT TREES ... Seven
- 11 CL04X REPLANTING IF TREES DIE
- 12 HW07 PRVTE ACCESS/VERGE CRO'SNGS CONSTCT REQM ... ic ... v
- 13 HW17 PROV'N OF APP'VD ACCESS/TURNING/PARKING
- 14 The existing brick wall shall be retained to the site frontage to Main Street and full details of the proposed gate piers and proposed gates shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development.

- 15 Before any materials are brought onto the site or any development is commenced, the developer shall erect chestnut paling or similar fencing in accordance with details previously submitted to and approved in writing by the Local Planning Authority, around the trees and shrubs to be retained as indicated on the approved plan (including the tree within the verge to the site frontage, and those overhanging the western boundary of the site) The developers shall maintain such fences to the satisfaction of the Local Planning Authority until all development, the subject of this permission, is completed. The level of land within the fenced area shall not be altered without the prior written consent of the Local Planning Authority.
- 16 The footpath and verge to the front of the site shall be reinstated to their former condition after the new accesses have been created, to the satisfaction of the Local Planning Authority prior to the occupation of the dwellings hereby approved.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CI02YR PROTECT VISUAL AMENITY
- 4 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 5 CD05R VISUAL AMENITY
- 6 In the interests of visual amenity and the character of the conservation area.
- 7 CD13R VISUAL AMENITY
- 8 CB11R TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 9 CB27R TO ENSURE SITE IS PROPERLY DRAINED
- 10 CL14R MAINTAIN TREED APPEARANCE OF AREA
- 11 CL04XR SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 12 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 13 HW17R ROAD SAFETY REQUIREMENTS
- 14 In the interests of visual amenity.
- 15 CL11R PROTECTION OF TREES DURING DEVELOPMENT
- 16 In the interests of visual amenity.

