

## HARROGATE BOROUGH COUNCIL

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

DATE: 6 April 2004

<b>PLAN:</b> 07	<b>CASE NUMBER:</b> 04/00777/CON
<b>APPLICATION NO.</b> 6.88.71.A.CON	<b>GRID REF:</b> EAST 444668 <b>NORTH</b> 460676
	<b>DATE MADE VALID:</b> 12.02.2004
	<b>TARGET DATE:</b> 08.04.2004
	<b>WARD:</b> Ouseburn

**APPLICANT:** R B D A Ltd

**AGENT:** Robert Burns Designs Associates

**PROPOSAL:** Conservation Area application for the demolition of 1no detached dwelling and 1no detached garage.

**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 demolition of the existing bungalow and outbuildings.

### MAIN ISSUES

1. Impact on the Character of the Conservation Area

### RELEVANT SITE HISTORY

None

### CONSULTATIONS/NOTIFICATIONS

#### Parish Council

Little Ouseburn

## **Conservation and Design Section**

Refer to Assessment

### APPLICATION PUBLICITY

**SITE NOTICE EXPIRY:** 06.04.2004  
**PRESS NOTICE EXPIRY:** 12.03.2004

### 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 received to date (site notice expires 5th April 2004)

**VOLUNTARY NEIGHBOUR NOTIFICATION** - None undertaken

### RELEVANT PLANNING POLICY

PPG1 Planning Policy Guidance 1: General Policy and Principles  
PPG15 Planning Policy Guidance 15: Planning and the Historic Environment  
SPE4 North Yorkshire County Structure Plan Policy E4  
LPHD03 Harrogate District Local Plan Policy HD3: Control of development in Conservation Areas

### **ASSESSMENT OF MAIN ISSUES**

**1. IMPACT ON THE CHARACTER OF THE CONSERVATION AREA** - The existing bungalow is brick built with a pan tile roof, it is not of a design which is in keeping with the village, and is therefore not considered to make a positive contribution to the Conservation Area. Demolition of buildings which do not make a positive contribution to the conservation area can be supported where the replacement scheme is considered to be satisfactory. The concurrent full application is considered acceptable and therefore the application for demolition is considered acceptable, and compliant with Policy HD3 of the adopted Local Plan.

**CONCLUSION** - The existing dwelling is not considered to make a positive contribution to the character of the Conservation Area, the replacement scheme proposed by the concurrent planning application is satisfactory and therefore the demolition of the bungalow is acceptable.

**CASE OFFICER:** Ms Sara Purvis

### RECOMMENDATION

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

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CM01 NO DEMOLITION BEFORE CONTRACT FOR REDEV
- 4 Prior to the demolition work commencing, trees on the site which are to be retained, (including the tree within the verge to the site frontage and those overhanging the western boundary of the site) in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority, shall be protected at the edge of their canopies by chestnut paling or other approved fencing and no materials shall be stored or the existing level of the ground altered, within the protected area.

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CM01R VISUAL AMENITY
- 4 CM02R HEALTH AND AMENITY OF THE TREE(S)



