

HARROGATE BOROUGH COUNCIL

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

DATE: 4 May 2004

PLAN: 04	CASE NUMBER: 04/01254/FUL
APPLICATION NO. 6.56.133.FUL	GRID REF: EAST 439165 NORTH 467247
	DATE MADE VALID: 09.03.2004
	TARGET DATE: 04.05.2004
	WARD: Newby

APPLICANT: Mr & Mrs Saddler

AGENT: Mr Peter Knowles

PROPOSAL: Demolition of existing bungalow and erection of 1no. replacement dwelling (site area 0.068 ha).

LOCATION: The Ridings Langthorpe Boroughbridge York North Yorkshire YO51 9YA

REPORT

SITE AND PROPOSAL

The Ridings is located on the south side of Skelton Road, in Langthorpe. The area is residential in nature, and is characterised by a mix of terraced houses, and detached bungalows and houses. The existing dwelling is a bungalow, situated centrally within the long plot and extending across almost the entire width of the plot. To the west of the site there was until recently a bungalow, however this has recently been demolished, planning permission having been recently granted for a detached dwelling on the site. To the east of the site there are a pair of small cottages set forward of the bungalow on the back of pavement, which appear to have been converted to a single dwelling and which has a two storey rear extension with windows facing onto the application site.

The application proposes demolition of the existing bungalow and its replacement by a large two storey five bedroom detached dwelling, with an integral garage. The dwelling is proposed in brick with a hipped pan tile roof. Access is proposed via the existing driveway.

MAIN ISSUES

1. Principle
2. Visual Amenity
3. Residential Amenity
4. Car Parking and Access
5. Open Space
6. Flood Risk

RELEVANT SITE HISTORY

6.56.43.OA - Erecting bungalow and garage - Refused 02.05.1979

6.56.43.A.OA - Erecting bungalow and garage - Refused 19.09.1979

6.56.43.B.PA - Erecting two bungalows - Approved 24.07.1990

CONSULTATIONS/NOTIFICATIONS

Parish Council

Langthorpe

Environment Agency

The site lies within the indicative floodplain, refer to assessment of main issues below

British Waterways

No objection

Highway Authority

Refer to assessment

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 09.04.2004

PRESS NOTICE EXPIRY: 09.04.2004

REPRESENTATIONS

LANGTHORPE PARISH COUNCIL - No objections.

OTHER REPRESENTATIONS - None received.

VOLUNTARY NEIGHBOUR NOTIFICATION - None undertaken.

RELEVANT PLANNING POLICY

PPG1 Planning Policy Guidance 1: General Policy and Principles

PPG3 Housing

PPG13 Planning Policy Guidance 13: Transport

PPG25 Planning Policy Guidance 25: Development and flood risk

LPH06 Harrogate District Local Plan Policy H6: Housing developments in the main settlements and villages

LPHD20 Harrogate District Local Plan Policy HD20: Design of New Development and Redevelopment

LPH13 Harrogate District Local Plan Policy H13: Housing Density, Layout and Design

LPA01 Harrogate District Local Plan Policy A1: Impact on the Environment and Amenity

LPHX Harrogate District Local Plan Policy HX: Managed Housing Site Release

LPR04 Harrogate District Local Plan Policy R4: Open Space Requirements for New Residential Development

LPA05 Harrogate District Local Plan Policy A5: Flood Risk Areas

ASSESSMENT OF MAIN ISSUES

1. PRINCIPLE - The site lies within the development limit of the village, and the site is regarded as previously developed and therefore subject to the proposal complying with other relevant local plan policies there is no objection in principle to a replacement dwelling in this location.

2. VISUAL AMENITY - The dwelling is proposed on the footprint of the existing building and is two stories in height. The dwelling set back in the plot behind both the cottages to the east and the new dwelling to the west. Whilst it is acknowledged that there is a mix of types and styles of houses in the area the design is not considered to be particularly in keeping to the locality, and coupled with its scale and massing it is considered it would be detrimental to the streetscene and the visual amenity of the area. Policy HD20 requires that new developments should make a positive contribution to the spatial quality of the area, and should respect the local distinctiveness of existing buildings and settlements, it is not considered that the proposals achieve these objectives. Policy H6 requires that new housing development must be of a scale, density, layout and design appropriate to the locality, and it is considered that the scale and design of the proposal do not comply with the policy requirements. Therefore the proposals are considered to be contrary to Policies HD20, A1 and H6 of the adopted Harrogate District Local Plan.

3. RESIDENTIAL AMENITY - The relationship of the dwelling to the neighbouring properties is such that the increased height and massing of the dwelling over and above that of the existing bungalow will result in an overbearing impact on the neighbouring properties, particularly to the east, where the rear extension has windows looking towards the site. There will also be an over-dominant effect on the gardens of both neighbouring properties. Policy A1 of the Local Plan states that proposals will not be permitted where they have an unacceptable effect on residential amenity, and Policy H6 requires that new housing development provided a satisfactory level of residential amenity, and therefore the proposal is considered to be contrary to both Policies A1 and H6.

4. ACCESS AND PARKING - The access is taken from the existing driveway, and an integral garage together with parking for two cars within the driveway is proposed. The Highway Authority have commented that in order to be accessible when reversing a car out of the garage the vehicle turning area should be extended by 2m in a northerly direction towards the site frontage boundary, and subject to this amendment there are no highway objections.

5. OPEN SPACE - As an application for a replacement dwelling only no commuted sum towards open space provision is required.

6. FLOOD RISK - The Environment Agency have confirmed that the site lies within the indicative floodplain. PPG25 advises that all development in the indicative flood plain should be accompanied by a flood risk assessment. In this instance the Agency is not requiring a flood risk assessment to be carried out, as they are aware of there being inaccuracies in the maps for this area. As this is a proposal to replace an existing dwelling the agency recommend that the floor levels should not be any lower than the existing dwelling, and recommend that they are at least 600mm above the 1 in 100 year flood level. No information has been provided on the proposed floor levels and additional information would be required to ascertain whether the proposal complies with Policy A5, this

information has not been requested as the application is unacceptable for other reasons.

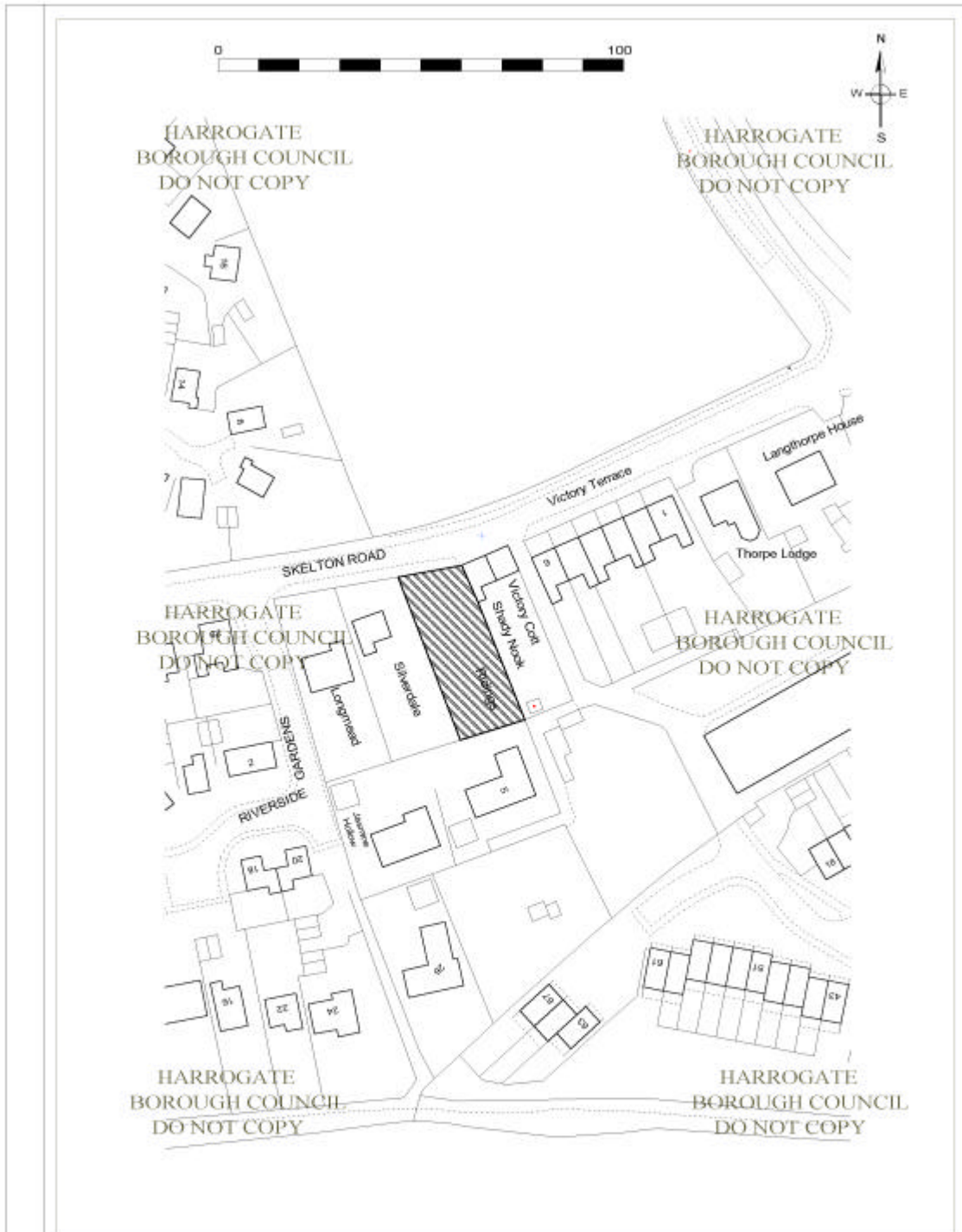
CONCLUSION - The dwelling is large, is set deep into the plot and is considered to have an overbearing and dominant effect on the neighbouring properties, which is considered to result in unacceptably low residential amenity for the neighbouring residents, in addition the scale and design of the dwelling are considered to have an undesirable impact on the streetscene and the visual amenity of the area, as such the proposal is contrary to relevant planning policies, and refusal is recommended.

CASE OFFICER: Ms Sara Purvis

RECOMMENDATION

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

- 1 The height and massing of the proposed dwelling together with its relationship with the neighbouring properties will result in an unacceptable impact on the residential amenity of the neighbours due to its overbearing and over-dominant appearance. The proposal is therefore contrary to Policies H6 and A1 of the adopted Harrogate District Local Plan.
- 2 The proposal, due to its scale, massing and design is not considered to respect the scale and character of neighbouring properties, and is considered to have a detrimental effect on the streetscene, and the visual amenity of the area, contrary to policies HD20, H6 and A1 of the adopted Harrogate District Local Plan.



Area 2 DC Committee

04/05/2004

App No.: 6.56.133.FUL Case No.: 04/01254/FUL
 Scale: 1:1250 (at A4 size) Item No: 4
 Drawn by: J Brown Site Area: 0.069 hectares



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