

HARROGATE BOROUGH COUNCIL

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

DATE: 4 May 2004

PLAN: 09	CASE NUMBER: 04/01306/FUL
APPLICATION NO. 6.76.43.A.FUL	GRID REF: EAST 432218 NORTH 460923
	DATE MADE VALID: 15.03.2004
	TARGET DATE: 10.05.2004
	WARD: Claro

APPLICANT: Mr And Mrs D J Reah

AGENT: Peacock And Smith

PROPOSAL: Erection of 1 no. detached dwelling and formation of access track from existing entrance to The Shealing (Revised Scheme).

LOCATION: The Shealing Brearton Harrogate North Yorkshire HG3 3BX

REPORT

SITE AND PROPOSAL

This is an application for a detached 3 bedroomed property to the rear of The Shealing, Brearton.

The application site comprises part of the rear garden to The Shealing. There is a new property to the west of the application site on what was formerly a caravan site to the rear of the Malt Shovel Public House and a dwelling to the east.

The proposal is for a three bedroomed property with ground floor bedroom accommodation designed to meet the personal needs of the applicant.. It is proposed to construct the dwelling in stone with a pantiled roof which is typical of the settlement.

Access to the site would be via the existing drive. A new boundary wall and fence would be constructed between the proposed dwelling and the existing property.

MAIN ISSUES

- 1.Land Use
- 2.Design
- 3.Highway Issues

SITE HISTORY

An application for a detached dwelling which extended into the paddock was refused in November last year (6.76.43.FUL)

CONSULTATIONS/NOTIFICATIONS

Parish Council

Brearton Parish Meeting

DLAS - Open Space

Advise a commuted sum of £420 targeted to Brearton Village Green and Lingerfield football pitch. Completion of a unilateral obligation in this respect is awaited.

Environment Agency

Recommend visiting an internet site for standing advice regarding surface water drainage issues.

Environmental Health

No objections

Highway Authority

Recommend conditions

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 09.04.2004

PRESS NOTICE EXPIRY: 09.04.2004

REPRESENTATIONS

BREARTON PARISH MEETING - Reply awaited

OTHER REPRESENTATIONS - Two letters in support of the application have been received.

Three letters of objection have been received raising concerns about tandem development, access and drainage.

VOLUNTARY NEIGHBOUR NOTIFICATION -

Barnfield House
Manor House Farm
Sunnyside Farm
Cracraft
Wrenfield

RELEVANT PLANNING POLICY

PPG1 Planning Policy Guidance 1: General Policy and Principles

PPG3 Housing

PPG7 The Countryside: Environmental Quality and Economic and Social Development

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

ASSESSMENT OF MAIN ISSUES

1.LAND USE/PRINCIPLE - Brearton is identified in Policy H6 of the Local Plan as one of the smaller villages within which development should constitute only small scale rounding off or infilling. Unlike the previous scheme which extended both the built form and curtilage into the surrounding countryside, this proposal is on land which is currently domestic curtilage to the existing property. It may now be reasonably considered to be rounding off as there is development on three sides and criterion B of Policy H6 is satisfied.

Policy H6 also requires a number of other criteria to be met.

Brearton is essentially a linear village but there are examples of "tandem" development. Concern has been expressed about the precedent that would be set by approval of this application, but any subsequent proposals would have to be judged independently. The scale, density and layout is now considered to be appropriate and would not harm the form and character of the settlement. Indeed the residential units either side of this site are set behind properties on the village street frontage.

The siting and location of the proposed dwelling provides a satisfactory level of residential amenity both for the occupiers of existing properties and the proposed dwelling.

The proposal would not result in the loss of open space of recreation or amenity value and as a previously developed site would not prejudice the overall housing strategy (there is no conflict with Policy HX of the Selective Alteration).

2.DESIGN - The property has been sensitively designed using stone and pantiles which are typical of the village. It is considered there is no conflict with Policy HD20.

3.HIGHWAY ISSUES - The Highway Authority are satisfied with the modifications to the front boundary wall which were negotiated with the previous scheme and recommend a condition to secure its provision with this development.

CONCLUSION - It is considered that this revised scheme addresses and overcomes the objection to the previous proposal. Residents have expressed concern about drainage issues but the Environment Agency raise no objection to the proposal. Subject to the completion of a Unilateral Obligation in respect of commuted sums for open space provision to satisfy Policy R4 of the Local Plan conditional approval is now recommended.

CASE OFFICER: Mr R N Watson

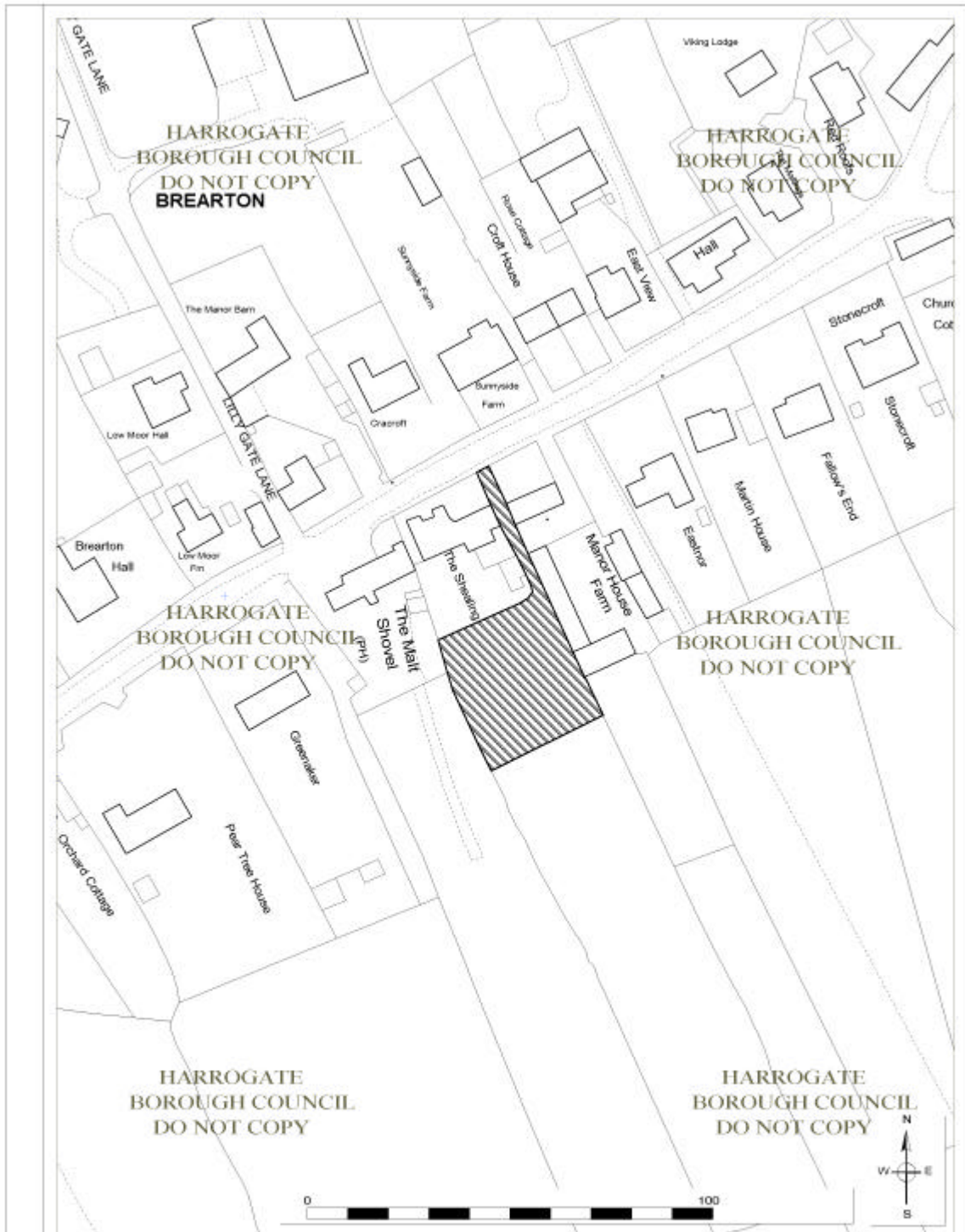
RECOMMENDATION

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

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE
- 2 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 3 Prior to the commencement of the development hereby permitted visibility splays providing clear visibility of 2m x max achievable by lowering full length of wall along frontage measured down the centre line of the access road and the nearside channel line of the major road shall be provided at the junction of the access road with the county highway at ****. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 4 HW18 PROV'N OF APP'VD PARKING/MANOEUVR'G/TURN ... DWG 1532.03

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 3 HW10R ROAD SAFETY REQUIREMENTS
- 4 HW18R ROAD SAFETY REQUIREMENTS



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Area 2 DC Committee

04/05/2004

App No.: 6.76.43.A.FUL Case No.: 04/01306/FUL
 Scale: 1:1250 (at A4 size) Item No: 9
 Drawn by: J Brown Site Area: 0.115 hectares



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