

## HARROGATE BOROUGH COUNCIL

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

DATE: 4 May 2004

<b>PLAN:</b> 11	<b>CASE NUMBER:</b> 04/01119/FUL
<b>APPLICATION NO.</b> 6.46.17.P.FUL	<b>GRID REF: EAST</b> 436070 <b>NORTH</b> 468110
	<b>DATE MADE VALID:</b> 25.02.2004
	<b>TARGET DATE:</b> 21.04.2004
	<b>WARD:</b> Newby

**APPLICANT:** Mr & Mrs Brinkler

**AGENT:** Malcolm Tempest Ltd

**PROPOSAL:** Substitution of house type on Plots 1 & 2 of planning permission 6.46.17.M.REM (revised scheme).

**LOCATION:** Rosewood & Philmore Drinks Skelton On Ure Ripon North Yorkshire

## REPORT

### SITE AND PROPOSAL

This is an application to amend the house types on plots 1 and 2 of the site of the former drinks distribution depot at Skelton.

The approved scheme proposed the construction of a simple pair of semi-detached properties on the street frontage on the site of the existing bungalow. The proposed dwellings were to be two bedroomed, contributing to the mix of house types on the development. The approved scheme proposed 2no. two bed; 2no. three bed and 5no. four bed properties.

This revised proposal seeks to create two bedroomed properties and proposes a full width single storey extension across the rear elevation projecting 2m to provide breakfast area and toilet. A skylight is shown on the rear roof pitch to each dwelling. Confirmation has been sought from the agent that it is not intended to create habitable rooms in the roofspace. (In the absence of such confirmation and the deletion of the indicated staircase to the roofspace the scheme is considered to be very similar to the proposal refused in February) At the time of writing the report the agent has simply indicated that he would not wish to prejudice permitted development rights.

### MAIN ISSUES

1. Design/Mix Of House Types On The Development

### RELEVANT SITE HISTORY

6.46.17.C.OUT - Outline application for 9 dwellings: Refused 5.2.91

6.46.17.E.OUT - Outline application for 9 dwellings: Approved 17.9.91  
6.46.17.F.OUT - Outline application for 9 dwellings: Approved 21.4.94  
6.46.17.I OUT - Outline application for 9 dwellings: Approved 15.7.97  
6.46.17.J.OUT - Outline application for 9 dwellings: Approved 31.5.00  
6.46.17.M.REM - Reserved matter application for 9 dwellings: Approved 28.4.03  
6.46.17.N.FUL- Substitution of House Types on plots 1 & 2 Refused 10.2.04

## **CONSULTATIONS/NOTIFICATIONS**

**Parish Council**  
Skelton

### **Conservation and Design Section**

Questions the need for skylights in a pantiled roof if the roofspace is not going to be used for habitable accommodation

#### APPLICATION PUBLICITY

**SITE NOTICE EXPIRY:** 02.04.2004  
**PRESS NOTICE EXPIRY:** 02.04.2004

#### REPRESENTATIONS

**SKELTON ON URE PARISH COUNCIL** - The Parish Council objects on all 3 applications as set out below in respect of Plots 1,2, 4 and 9:-

The proposed increases in the size/capacity of these plots is still out of keeping with the scale, density and character of the village environment. The drawings are still not to scale or dimensioned to control overall height of especially plots 1 & 2 which already appear 10ft. higher than Vyner House. Skylights which still suggest the use of roofspace for bedrooms, which would encourage an increase of height and density of occupation. No reply to the Parish Council request for the dimensioned requirement dated 7th January 2004 has been received. Increasing capacities of the houses would result in extra demand for car parking which is already inadequate with obvious problems for road safety hazards on Main Street/Boroughbridge Road junction. The privacy of Ivy House, The Granary and Vyner House is seriously jeopardised with the current proposals.

The parish Council also requests a response to the letter date 7th January 2004 in respect of the provision for surface water run-off as a result of major drainage work in 1970's joining surface water to sewerage within the village. We need specific proposals for each property showing how surface water is to be dealt with

The proposals are unacceptable and are subject to the same reasons for refusal of the previous applications dealt with on 10th February 2004 conflicting with Policy HD20 of the Harrogate District Local Plan and Policy H17 of the Selective Alteration to the Local Plan.

The proposals are overintensive and of a suburban form detrimental to the amenities of nearby properties, when the original scheme was for mews/cottage style development. Response to the enquiry regarding house dimensions and the surface water run-off is requested and that such information is empowered to be indicated on any Notice of Decision.

**OTHER REPRESENTATIONS** - Eight individual letters of objection have been received, reflecting and expanding on the objections of the Parish Council.

**VOLUNTARY NEIGHBOUR NOTIFICATION** - None carried out.

#### RELEVANT PLANNING POLICY

PPG1 Planning Policy Guidance 1: General Policy and Principles

PPG3 Housing

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

LPH17 Harrogate District Local Plan Policy H17: Housing Type

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. DESIGN/MIX OF HOUSING TYPE** - This is an application to amend the design of the proposed dwellings to achieve larger accommodation. Visually from the village street there will be no difference to the properties in terms of design or scale. It is proposed to increase the ground floor accommodation by the construction of a 2m extension across the full rear elevation. On balance it is considered that such extensions are acceptable and do not conflict with Policy HD20

With respect to the provision of the skylights in the rear elevation the agents were requested to confirm that they were not being provided to facilitate habitable accommodation in the roofspace. Explicit confirmation has not been received at the time of writing the report. However, the plans do not identify bedroom accommodation as the previous plans did and if this scheme is to be supported it will be appropriate to attach a condition to require the formal approval of any such proposal if an occupier sought to achieve such accommodation in the future. In the absence of such reassurances and conditions the application remains almost identical to the scheme refused in February.

**CONCLUSION** - On balance it is considered that this scheme is acceptable and approval is recommended.

**CASE OFFICER:** Mr R N Watson

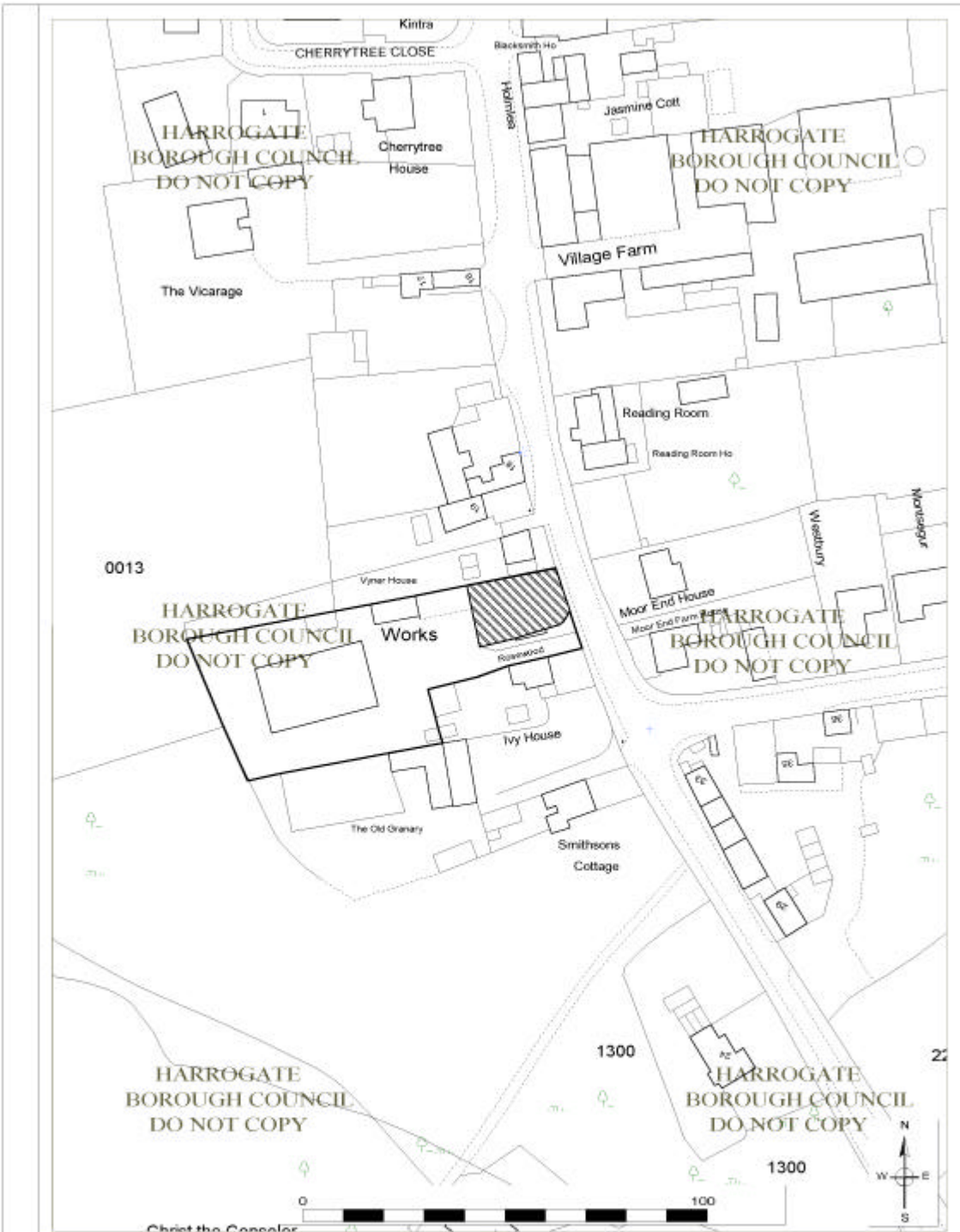
RECOMMENDATION

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 The roofspace shall not be converted to habitable accommodation without the formal approval in writing of the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 3 The use of the roofspace for habitable accommodation would reduce the mix of smaller properties on the site to meet local needs and would therefore conflict with Policy H17 of the Harrogate District Local Plan Selective Alteration.



**Harrogate**  
BOROUGH COUNCIL

**Area 2 DC Committee**

**04/05/2004**

App No.: 6.46.17.P.FUL

Case No.: 04/01119/FUL

Scale: 1:1250 (at A4 size)

Item No: 11

Drawn by J Brown

Site Area: 0.034 hectares

Site



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