

HARROGATE BOROUGH COUNCIL

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

DATE: 4 May 2004

PLAN: 12

CASE NUMBER: 04/01120/FUL

APPLICATION NO. 6.46.17.Q.FUL

GRID REF: EAST 436070 NORTH 468110

DATE MADE VALID: 25.02.2004

TARGET DATE: 21.04.2004

WARD: Newby

APPLICANT: Mr & Mrs Brinkler

AGENT: Malcolm Tempest Ltd

PROPOSAL: Substitution of house type of Plot 9 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 type on Plot 9 of the former drinks distribution depot.

A breakfast room measuring 4m x 2.4m is now proposed for the west elevation, resulting in an additional window in the south elevation at ground floor level. An additional first floor window is also proposed for the south elevation serving a dressing room. A further fixed obscure glazed window is shown on the east elevation to light the staircase. The scheme shows a skylight in the roofspace.

As with the application for Plots 1 & 2 confirmation that the roofspace is not intended for habitable accommodation has been sought.

MAIN ISSUES

1.Design/ Mix of Housing Type

RELEVANT SITE HISTORY

6.46.17.C.OUT - Outline application for 9 dwellings: Refused 05.02.1991.

6.46.17.E.OUT - Outline application for 9 dwellings: Approved 17.09.1991.

6.46.17.F.OUT - Outline application for 9 dwellings: Approved 21.04.1994.

6.46.17.I.OUT - Outline application for 9 dwellings: Approved 15.07.1997.

CONSULTATIONS/NOTIFICATIONS

Parish Council

Skelton

Conservation and Design Section

See Assessment

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 proposal involves the creation of an additional breakfast room to the west elevation. On balance this is not unacceptable and does not conflict with Policy HD20.

As with plots 1 & 2 (see 6.46.17.P.FUL) the provision of a skylight remains an issue, not in itself but in respect of the use of the roofspace for habitable accommodation which would change the mix of house types on the site and therefore introduce conflict with Policy H17. It is therefore recommended that the same condition should be applied requiring further approval of any such use. Without such a condition the reason for refusal of the February application would still stand.

CONCLUSION - On balance with appropriate conditions approval is recommended.

CASE OFFICER: Mr R N Watson

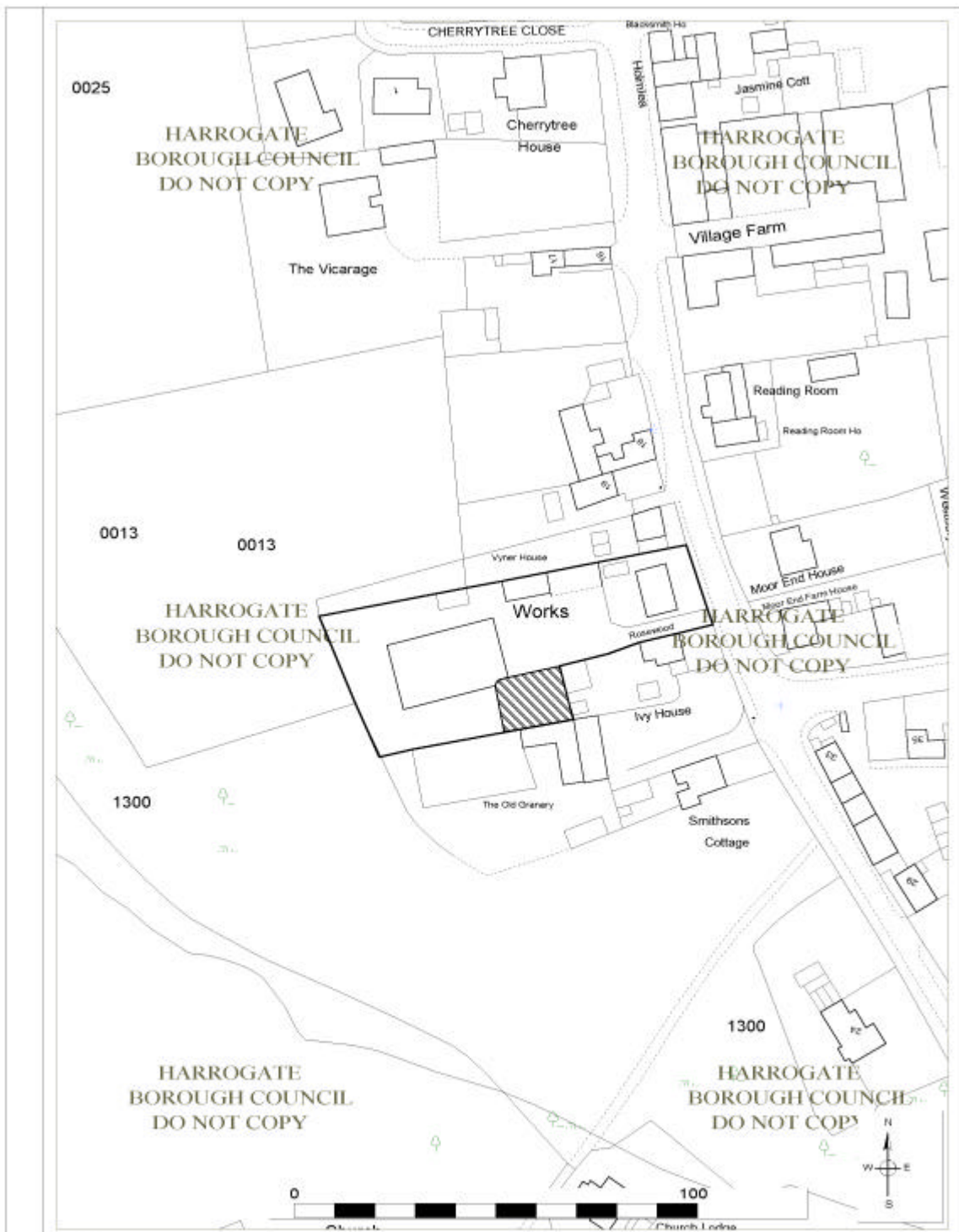
RECOMMENDATION

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

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Area 2 DC Committee **04/05/2004**

App No.: 6.46.17.Q.FUL	Case No.: 04/01120/FUL	Site
Scale: 1:1250 (at A4 size)	Item No: 12	
Drawn by: J Brown	Site Area.: 0.022 hectares	

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