

HARROGATE BOROUGH COUNCIL

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

DATE: 4 May 2004

PLAN: 13

CASE NUMBER: 04/01121/FUL

APPLICATION NO. 6.46.17.R.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 4 of planning permission 6.46.17.M.REM.

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

REPORT

SITE AND PROPOSAL

This is an application to amend the design of the house type for plot 4.

As originally submitted the application included minor revisions to plot 3 but revised plans have now been received deleting such reference in this application.

The approved dwelling for this proposed a three bedroomed property. This application re-arranges the accommodation creating two larger bedrooms in the main house and creating a third bedroom in the roofspace over the garage.

As with plots 1,2 and 9 a skylight is shown in the roofspace of the house and the agent has been asked to confirm that this is not to be habitable accommodation.

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.

6.46.17.J.OUT - Outline application for 9 dwellings: Approved 31.05.2000.

6.46.17.M.REM - Reserved matters application for 9 dwellings: Approved 28.04.2003.

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 - The design of the house remains as originally approved save for a skylight in the west elevation of the roof of the garage. As with other plots a skylight is shown in the roof of the main house.

This proposal remains as a three bedroomed property (as previously approved) and in view of the limited external alteration there is no conflict with policy HD20.

The scheme does not alter the mix of housing on the development but simply provides larger bedrooms. It is not considered that there is conflict with policy H17.

CONCLUSION - Subject to appropriate conditions in respect of the use of the roofspace as habitable accommodation, approval is recommended.

CASE OFFICER: Mr R N Watson

RECOMMENDATION

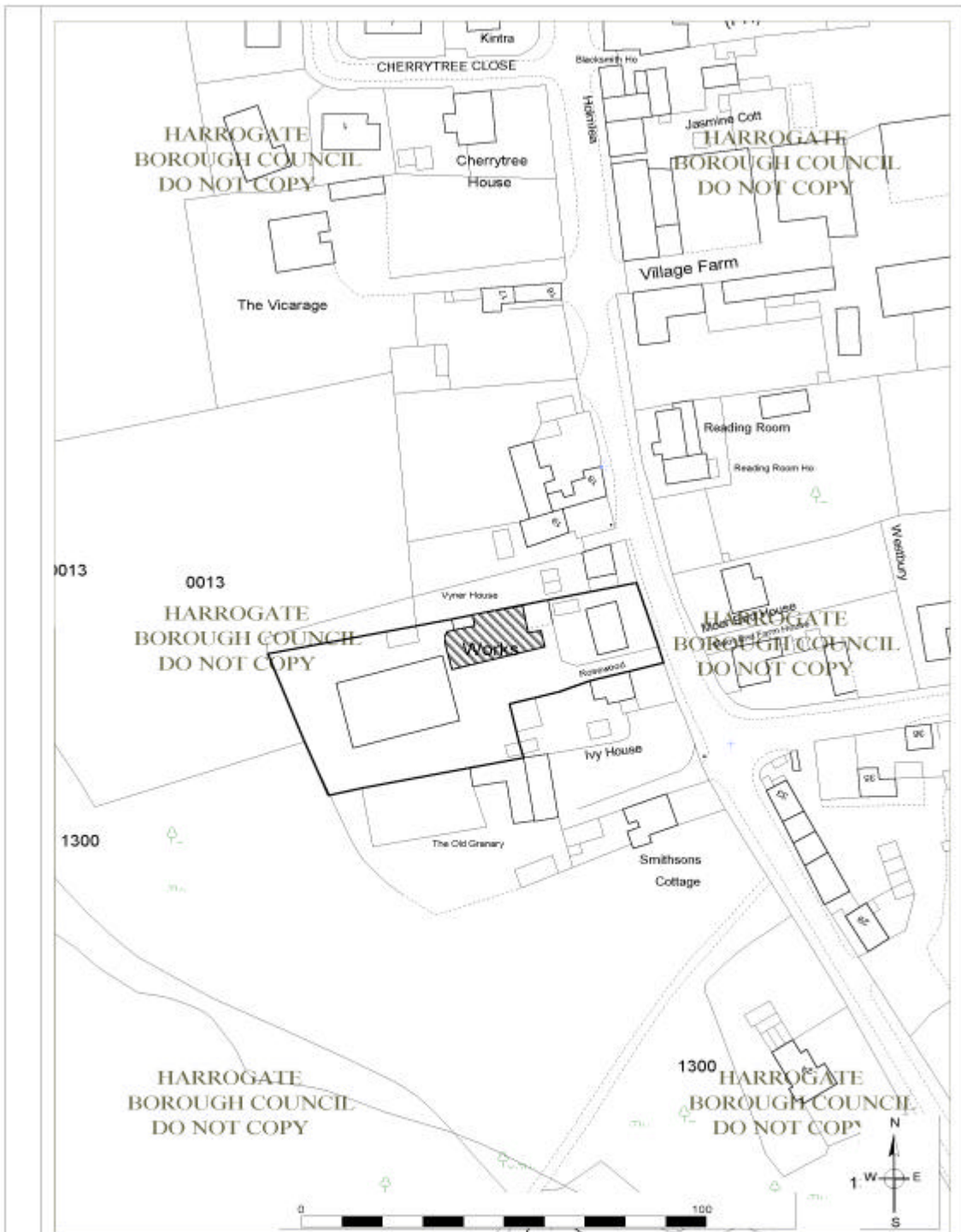
That the application be APPROVED subject to the following conditions:-

- 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.R.FUL

Case No.: 04/01121/FUL

Scale: 1:1250 (at A4 size)

Item No : 13

Drawn by J Brown

Site Area : 0.023 hectares

Site



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