

---

**Minute 107/03(04)**

**CASE NUMBER:**

**04/01254/FUL**

**GRID REF: EAST 439165 NORTH 467247**

---

**APPLICATION NO.:** 6.56.133.FUL

**LOCATION:**

The Ridings Langthorpe Boroughbridge York North Yorkshire YO51 9YA

**PROPOSAL:**

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

**APPLICANT:** Mr & Mrs Saddler

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.

(Mr P Knowles (Agent) attended the meeting and answered questions under the Council's Opportunity to Speak Scheme).

(UNANIMOUS DECISION)