

## HARROGATE BOROUGH COUNCIL

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

DATE: 1 June 2004

<b>PLAN:</b> 01	<b>CASE NUMBER:</b> 04/01306/FUL
<b>APPLICATION NO.</b> 6.76.43.A.FUL	<b>GRID REF: EAST</b> 432218 <b>NORTH</b> 460923
	<b>DATE MADE VALID:</b> 15.03.2004
	<b>TARGET DATE:</b> 10.05.2004
	<b>WARD:</b> 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

#### Introduction

The decision of the Committee to refuse the application was held over under the Special Procedures for consultation with the Cabinet Member (Planning) and the Solicitor to the Council. Their views will be reported to Members at the meeting.

Members were minded to refuse the application for the following reasons:-

- 1.The proposal would undermine the linear nature of the village
2. It would be too high a density of development for this particular part of Brearton village
3. The proposed development would impair the character and amenity of the village.

### 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

Cracroft  
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

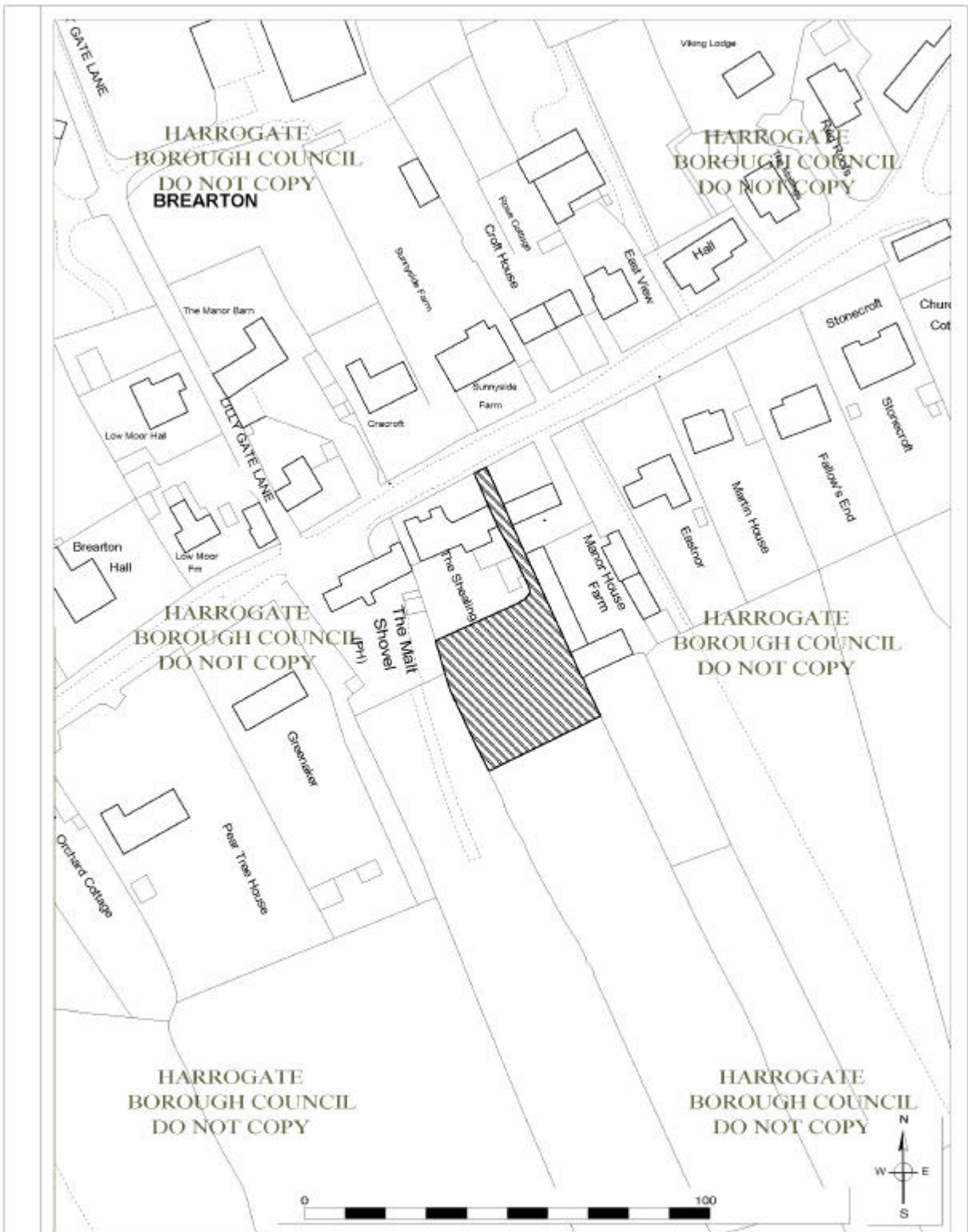
## RECOMMENDATION

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. 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**

**01/06/2004**

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



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

