

## HARROGATE BOROUGH COUNCIL

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

**DATE: 1 June 2004**

<b>PLAN: 07</b>	<b>CASE NUMBER:</b>	04/02041/FUL
<b>APPLICATION NO. 6.64.608.A.FUL</b>	<b>GRID REF: EAST</b>	441460 <b>NORTH</b> 465750
	<b>DATE MADE VALID:</b>	20.04.2004
	<b>TARGET DATE:</b>	15.06.2004
	<b>WARD:</b>	Boroughbridge

**APPLICANT:** Trustees Of The Aldborough 1997 Settlement

**AGENT:** Peter Greenwood & Co

**PROPOSAL:** Erection of 1 no. replacement dwelling with new package treatment plant.  
(Site Area 0.065 ha) (Revised Scheme)

**LOCATION:** Keepers House Aldborough York North Yorkshire YO51 9HB

## REPORT

### SITE AND PROPOSAL

This is a revised scheme for a replacement dwelling in Aldborough. Keepers House lies approximately 1 km south-east of Aldborough on Brickfield Lane and is set back from the junction of Brickfield Lane with Roman Road by approximately 45m. Brickfield Lane is an unsurfaced road. Keepers House is a vacant two and single storey red brick property with red clay pantiles. It does not appear to have been occupied for some time. There is a large pond to the rear. The nearest house is Brickfield House which at its closest is 44m from the boundary. There is mature planting between the two properties.

The previous scheme was withdrawn but had been recommended for refusal as the dwelling would have been 60% larger than the existing and contrary to policy, and no flood risk assessment had been submitted. The revised scheme seeks to address these issues.

It is proposed to replace the dwelling with a two storey dwelling with an attached double garage. It will have a similar appearance to the existing as it would be of traditional design using a mix of red brick and cobbles and red clay pantiles on the roof. The dwelling would have four bedrooms, three on first floor and one within the roof space. Ground floor levels would be 15.6m above ordnance datum (0.35m above existing ground level) as the site is located within the floodplain of the River Ure. The dwelling would be sited on the same site as the existing house. The ground floor area of the existing building is 86.44 squared metres. The ground floor area of the proposed dwelling is 82.74 squared metres. This is an acceptable size. However the double garage is attached to the house and appears to have been designed in order to be easily converted to living accommodation. The ground floor area of the garage is 61.75 squared metres. Taken together, this would represent an increase in the size of the existing dwelling by 67%. The applicant has been requested to amend the scheme to detach the double garage from the house and reduce its size, which

would then bring the size of the dwelling down to an acceptable level. Satisfactory amended plans are awaited.

A sewage treatment plant is proposed and a flood risk assessment has been submitted.

### **MAIN ISSUES**

- 1 Size of Replacement Dwelling
- 2 Flood Risk

### **RELEVANT SITE HISTORY**

03/05837/FUL - Erection of 1no replacement dwelling incorporating attached car port (Site area 0.065ha). Withdrawn 02.02.2004.

### **CONSULTATIONS/NOTIFICATIONS**

#### **Parish Council**

Boroughbridge

#### **Environment Agency**

No objections, comments provided on drainage.

#### **Environmental Health**

No objection subject to conditions on drainage.

#### **Yorkshire Water**

Comments provided.

#### **Highway Authority**

No objection subject to conditions covering access improvement and parking/turning within the site.

#### **Claro Internal Drainage Board**

Comments - no connection to Low Common Drain without prior consultation with and consent of the Board.

#### **Local Plans Policy**

No policy objection in principle.

### **APPLICATION PUBLICITY**

**SITE NOTICE EXPIRY:** 21.05.2004

**PRESS NOTICE EXPIRY:** 21.05.2004

### **REPRESENTATIONS**

**BOROUGHBRIDGE TOWN COUNCIL** - Have no objection.

**OTHER REPRESENTATIONS** - One letter has been received from a nearby resident who queries the ownership of Brickfield Lane and states that he has a water abstraction licence to abstract water from the Low Common Drain to Manor Pond for fish rearing purposes, and is concerned that foul and surface water discharge will contaminate the watercourse

**VOLUNTARY NEIGHBOUR NOTIFICATION** - None.

#### RELEVANT PLANNING POLICY

- PPG1 Planning Policy Guidance 1: General Policy and Principles
- PPG3 Housing
- PPG7 The Countryside: Environmental Quality and Economic and Social Development
- LPC15 Harrogate District Local Plan Policy C15: Conservation of Rural Areas not in Green Belt
- LPHD20 Harrogate District Local Plan Policy HD20: Design of New Development and Redevelopment
- LPA01 Harrogate District Local Plan Policy A1: Impact on the Environment and Amenity
- LPA05 Harrogate District Local Plan Policy A5: Flood Risk Areas
- LPH01 Harrogate District Local Plan Policy H1: The Housing Requirement
- LPH20 Harrogate District Local Plan Policy H20: Replacement Dwellings in the Countryside
- LPHX Harrogate District Local Plan Policy HX: Managed Housing Site Release
- PPG25 Planning Policy Guidance 25: Development and flood risk

#### ASSESSMENT OF MAIN ISSUES

**1 SIZE OF REPLACEMENT DWELLING** - Policy HX permits replacement dwellings. Policy H20 of the Harrogate District Local Plan allows replacement dwellings, subject to satisfying all the criteria of the policy. As the proposed dwelling would be in the same location as the existing, thereby preventing the use of two properties on the site, is of an acceptable design and has satisfactory access, it meets all criterion except for (B). Criterion (B) states that the new dwelling should be no larger than the existing and the justification for the policy further clarifies this by stating that the proposed replacement should be of a similar size or smaller.

The existing dwelling comprises a two-storey house with single storey annexe to the side. The total ground floor area is 86.44 squared metres. The ground floor area of the withdrawn proposal was 137.14 squared metres, a 60% increase on the size of the existing property, which was not acceptable. The revised scheme has reduced the ground floor area of the house to 82.74 squared metres, which, in terms of size and volume of the property, is similar to the existing property. However the double garage is 61.75 squared metres (ground floor area) and is attached to the dwelling by a porch and a utility room/w.c. The total ground floor area of the building (as submitted) would exceed that of the existing.

The applicant has agreed to detach the double garage from the house and by doing so reduce its size to that of the existing dwelling. There is no objection in principle to a detached garage. If satisfactory plans are received prior to Committee showing these amendments then the application will be acceptable and in compliance with criteria B of policy H20.

**2 FLOOD RISK ASSESSMENT** - The site lies within the floodplain and is within the

recorded flood outline of the 2000 flood events. A Flood Risk Assessment (FRA) has been submitted as part of the application and the Environment Agency has raised no objection on that basis. The application complies with flood risk policies within the Harrogate District Local Plan.

**CONCLUSION** - The proposed replacement dwelling has been reduced in size from the previous scheme and is now a similar size to the existing dwelling. The provision of a detached garage is acceptable. The design is in keeping with the character of the area. The Environment Agency is satisfied with the Flood Risk Assessment. Subject to the receipt of satisfactory amended plans the application is therefore considered to be acceptable and the recommendation is to approve the application with conditions.

**CASE OFFICER:** Mrs L Drake

## RECOMMENDATION

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

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 5 years
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED
- 3 Prior to the commencement of any other part of the development hereby permitted, the access(es) to the site shall be laid out and constructed in accordance with the following requirements:-

(ib) the existing access shall be reconstructed over a minimum carriageway width of 5 metres and for a distance of 10 metres back into the site in accordance with Standard Detail number E7e Rev 1 and the Specification of the Local Highway Authority.

### NOTE:

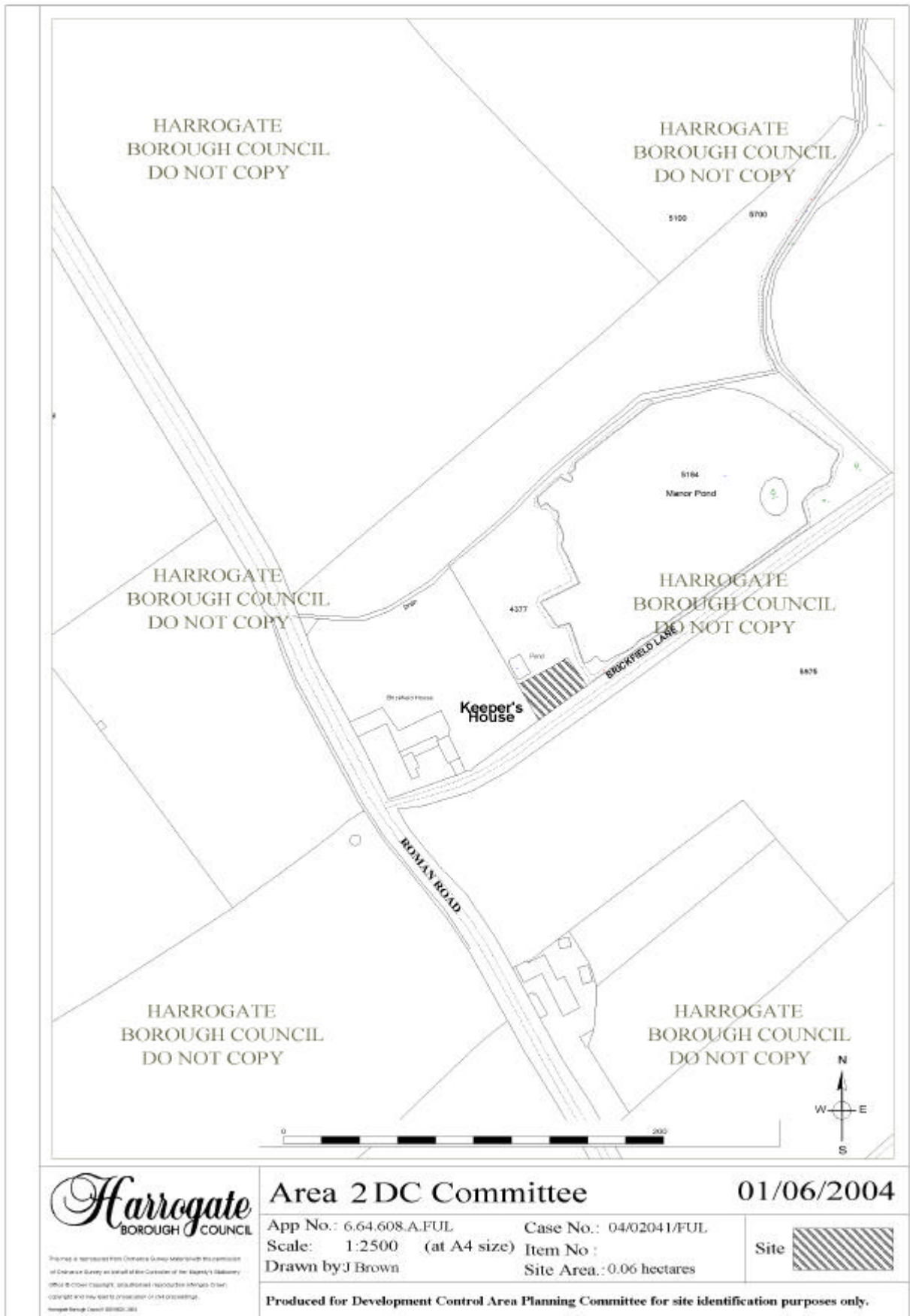
You are advised that a separate licence will be required from the Local Highways Authority in order to allow any works in the adopted highway to be carried out. The local office of the Local Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

- 4 HW17 PROV'N OF APP'VD ACCESS/TURNING/PARKING ... (Ref:G/09/05/ST04)
- 5 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 6 CD05 REVEALS: MM ... 75mm
- 7 CL02 LANDSCAPING: DETAILS TO BE APPROVED
- 8 CL04X REPLANTING IF TREES DIE
- 9 HW23 GARAGE CONVERSION TO HABITABLE ROOM
- 10 CI02X PD RESTRICTION,NO EXTENSIONS AND GARAGES

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED
- 3 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 4 HW17R ROAD SAFETY REQUIREMENTS

- 5 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 6 CD05R VISUAL AMENITY
- 7 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 8 CL04XR SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 9 HW23R ROAD SAFETY REQUIREMENTS
  
- 10 CI02XR PROTECT VISUAL AMENITY



**Harrogate**  
BOROUGH COUNCIL

This map is reproduced from Ordnance Survey Masterplans by permission of Ordnance Survey on behalf of the Controller of the Queen's Stationery Office © Crown Copyright. Unauthorised reproduction is illegal. Copyright and the right to reproduce is reserved. Harrogate Borough Council 2004/03/28

**Area 2 DC Committee**

**01/06/2004**

App No.: 6.64.608.A.FUL

Case No.: 04/02041/FUL

Scale: 1:2500 (at A4 size)

Item No :

Drawn by J Brown

Site Area : 0.06 hectares

Site



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

