

## HARROGATE BOROUGH COUNCIL

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

DATE: 1 June 2004

<b>PLAN:</b> 10	<b>CASE NUMBER:</b> 04/01446/FUL
<b>APPLICATION NO.</b> 6.72.45.A.FUL	<b>GRID REF: EAST</b> 444075 <b>NORTH</b> 464800
	<b>DATE MADE VALID:</b> 18.03.2004
	<b>TARGET DATE:</b> 13.05.2004
	<b>WARD:</b> Claro

**APPLICANT:** Mr & Mrs Bean

**AGENT:** M S Architects

**PROPOSAL:** Conversion of existing barn to form ancillary accommodation.

**LOCATION:** Ferry Farm Lower Dunsforth York North Yorkshire YO26 9SA

## REPORT

### SITE AND PROPOSAL

This is an application to convert an existing brick and cobble barn to ancillary residential accommodation. The building is located approximately 25m to the north of the existing house and some 15m north of an existing stable block. The proposal would provide two bedroomed independent accommodation. The scheme involves a modest extension at first floor level over an existing single storey monopitched stable. A walled garden would be created to the north of the barn in a paddock. Access would be shared with Ferry Farm.

### MAIN ISSUES

1. Principle/Design

### RELEVANT SITE HISTORY

None.

### CONSULTATIONS/NOTIFICATIONS

#### Parish Council

Dunsforths

#### Environment Agency

No reply

#### Claro Internal Drainage Board

Advise that site is wholly within flood defence bund for Lower Dunsforth. Agent has provided a flood risk assessment identifying finished floor levels of 13.9m which is well

above 12.48m given by the EA as the highest recorded flood level

#### APPLICATION PUBLICITY

**SITE NOTICE EXPIRY:** 30.04.2004

**PRESS NOTICE EXPIRY:**

#### REPRESENTATIONS

**LOWER DUNSFORTH PARISH COUNCIL** - No objection provided the development remains an integral part of the main property.

**OTHER REPRESENTATIONS** - None.

#### VOLUNTARY NEIGHBOUR NOTIFICATION -

Oakroyd Farm

White Gates

#### RELEVANT PLANNING POLICY

PPG1 Planning Policy Guidance 1: General Policy and Principles

LPH16 Harrogate District Local Plan Policy H16: Annexes to Dwellings

LPC18 Harrogate District Local Plan Policy C18: Extension of curtilages into Countryside

LPA01 Harrogate District Local Plan Policy A1: Impact on the Environment and Amenity

#### ASSESSMENT OF MAIN ISSUES

**1. PRINCIPLE/DESIGN** - Policy H16 of the Local Plan allows for the conversion of an outbuilding within the curtilage of a dwelling to ancillary accommodation where there would be no significant adverse effect on residential or visual amenity. This proposal creates annex accommodation within an existing building and alterations are minimal. Existing openings are used where appropriate. Additional windows are created in the rear elevation which overlooks the applicants own land. A modest first floor extension is proposed over the existing monopitched stables. This will have no adverse effect on the street scene or the property to the east. It is considered there is no conflict with policy H16.

It is proposed to create a walled garden approximately 17m x 11m to the north of the existing building. This will provide an area of privacy for the annex and will not impact on the countryside as there are existing dwellings and curtilages extending in a northerly direction in the immediate vicinity. It is therefore considered there is no conflict with policy C18.

**CONCLUSIONS** - This is an acceptable proposal which complies with policy.

Conditional approval is recommended.

**CASE OFFICER:** Mr R N Watson

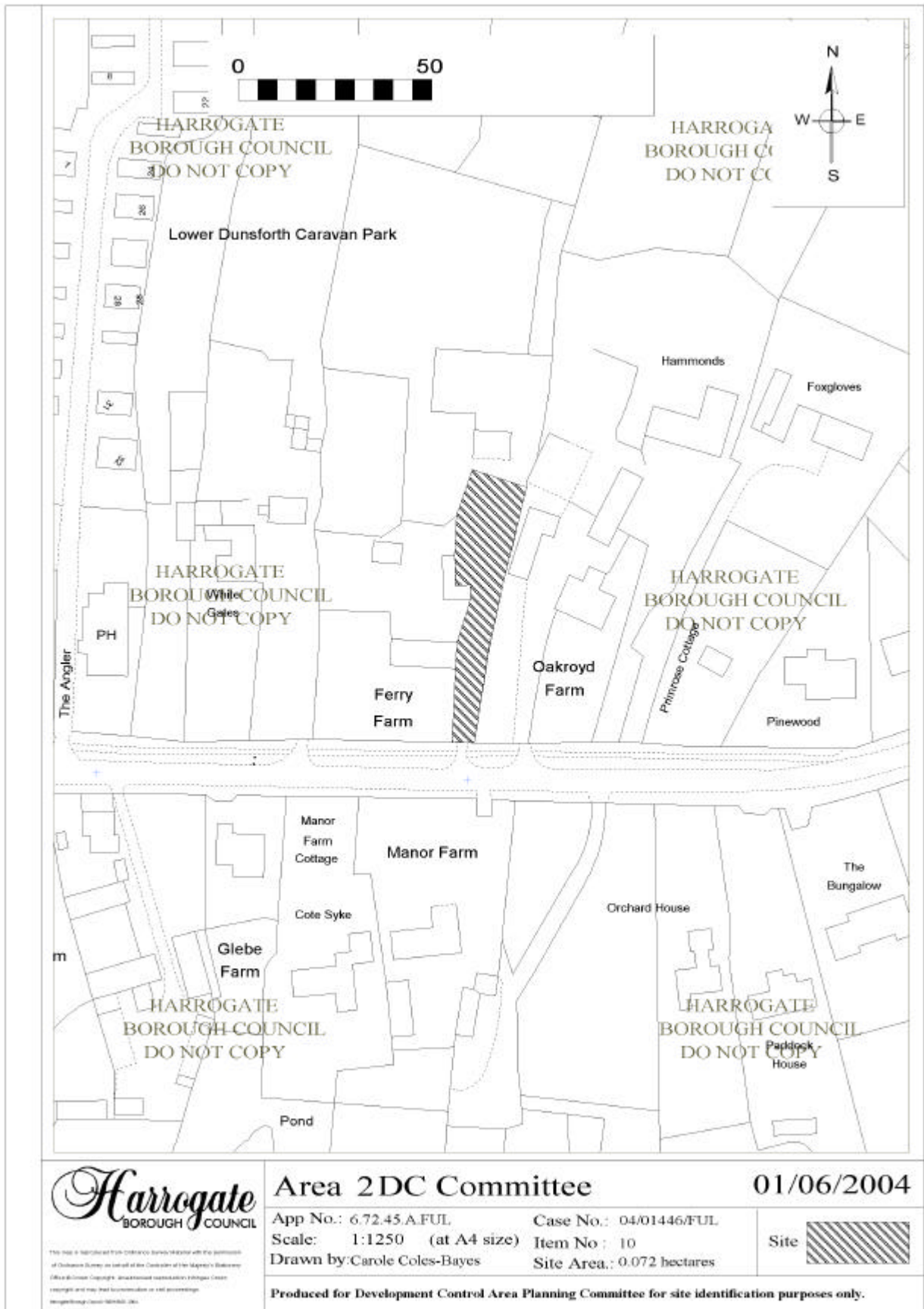
## RECOMMENDATION

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 development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Ferry Farm..

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 3 CF06XR SEPARATE RESIDENTIAL USE NOT ACCEPTABLE



**Harrogate**  
 BOROUGH COUNCIL

**Area 2DC Committee**

**01/06/2004**

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App No.: 6.72.45.A/FUL Case No.: 04/01446/FUL  
 Scale: 1:1250 (at A4 size) Item No: 10  
 Drawn by: Carole Coles-Bayes Site Area: 0.072 hectares

Site 

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

