

HARROGATE BOROUGH COUNCIL

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

DATE: 1 June 2004

PLAN: 14	CASE NUMBER: 04/01812/FUL
APPLICATION NO. 6.64.63.E.FUL	GRID REF: EAST 439594 NORTH 466935
	DATE MADE VALID: 06.04.2004
	TARGET DATE: 01.06.2004
	WARD: Boroughbridge

APPLICANT: Urban Investment Ltd

AGENT: Carey Nieman Architects

PROPOSAL: Erection of 1 no. detached dwelling (Block A) (site area 0.022ha).

LOCATION: The Three Horseshoes Hotel Bridge Street Boroughbridge York North
Yorkshire YO5 9LF

REPORT

SITE AND PROPOSAL

This is a full application for a detached dwelling on land at Mill Lane Boroughbridge forming part of the curtilage to the Three Horseshoes. Members may recall that planning permission was granted for the redevelopment of the Three Horseshoes earlier this year and this proposal is for a revised house type on plot A at the entrance to the former car park on Mill Lane.

Mill House which is currently being refurbished lies immediately to the east with the bungalow (Ferry Den) to the west of the access. Weir View lies to the north on the opposite side of Mill Lane.

This is an application for a detached three bedroomed property, with integral garage. It is similar to the approved dwelling but is "handed". The dwelling would be constructed in brick with a tiled roof.

MAIN ISSUES

1. Design

RELEVANT SITE HISTORY

Planning permission was granted for the comprehensive redevelopment of the site earlier this year.

CONSULTATIONS/NOTIFICATIONS

Parish Council
Boroughbridge

Environment Agency
Recommend a flood risk assessment to be carried out

Highway Authority
Recommend conditions

DLAS - Open Space
Advise on commuted sum in respect of open space provision. However this is already covered by a Section 106 Agreement

Conservation and Design Section
See Assessment

Environmental Health
No comments received
Heritage Unit of NYCC
No comments received

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 14.05.2004
PRESS NOTICE EXPIRY: 14.05.2004

REPRESENTATIONS

BOROUGHBRIDGE TOWN COUNCIL - The Town Council feels the siting and size of the dwelling is unsuitable. Visual amenity and restrictive on accesses.

OTHER REPRESENTATIONS - None.

VOLUNTARY NEIGHBOUR NOTIFICATION - None.

RELEVANT PLANNING POLICY

- PPG1 Planning Policy Guidance 1: General Policy and Principles
- LPHD03 Harrogate District Local Plan Policy HD3: Control of development in Conservation Areas
- 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. DESIGN - The site lies within the development limits and within the conservation area.

The principle of development has been established and therefore complies with Policy H6 of the Local Plan. There is no conflict with Policy HX as it is a variation of an existing permission

The design of the property is very similar to the approved dwelling for this site and will enhance the conservation area. It is therefore considered there is no conflict with Policies HD20 or HD3

CONCLUSION - This revised scheme is acceptable and 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 Details of the boundary treatment to the eastern boundary of the site shall be submitted for the written approval of the Local Planning Authority and thereafter provided and retained in accordance with the approved details.
- 4 Prior to the commencement of the development hereby permitted visibility splays providing clear visibility of 2 x 33m 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.
- 5 HW17 PROV'N OF APP'VD ACCESS/TURNING/PARKING ... 1602-100G
- 6 HW21 PARKING FOR SINGLE DWELLING
- 7 HW27 APP'VL DETAILS FOR WORKS IN THE HIGHWAY
- 8 HW28 COMPLETION OF WORKS IN HIGHWAY-COMMENCE ... Mill Lane with Bridge Street
- 9 HW29 DOORS/WINDOWS OPENING OVER THE HIGHWAY

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 3 In the interests of the amenities of the Conservation Area and residential amenity.
- 4 HW10R ROAD SAFETY REQUIREMENTS
- 5 HW17R ROAD SAFETY REQUIREMENTS
- 6 HW21R ROAD SAFETY REQUIREMENTS
- 7 HW27R ROAD SAFETY REQUIREMENTS
- 8 HW28R ROAD SAFETY REQUIREMENTS
- 9 HW29R ROAD SAFETY REQUIREMENTS

