

HARROGATE BOROUGH COUNCIL

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

DATE: 1 June 2004

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| PLAN: 15 | CASE NUMBER: 04/01307/FUL |
| APPLICATION NO. 6.46.53.B.FUL | GRID REF: EAST 436131 NORTH 468634 |
| | DATE MADE VALID: 23.04.2004 |
| | TARGET DATE: 18.06.2004 |
| | WARD: Newby |

APPLICANT: Mr Alan Speight

AGENT: Turley Associates

PROPOSAL: Erection of 1no detached dwelling with annexe to form additional living accommodation and formation of new vehicular access. (Site area 0.12 ha).

LOCATION: Oakfold Skelton On Ure Ripon North Yorkshire HG4 5AG

REPORT

SITE AND PROPOSAL

This is a full application for a dwelling with annex on land to the north of "Oakfold" Skelton.

The application site currently forms part of the large domestic curtilage to the existing property which is located south of the site and has residential properties to the west.

There is a small paddock to the north of the application site and the eastern boundary is marked by the agricultural access track to Manor Farm.

The application provides for a 5 bedroomed house with a single storey 2 bedroomed annex in a "T" shaped configuration. The dwelling would be constructed in brick with cobble panels with a pantiled roof .

MAIN ISSUES

1. Land Use/Principle
2. Design
3. Access

RELEVANT SITE HISTORY

6.46.53.OUT - Outline application for 1 dwelling: Refused 27.08.2002: Appeal dismissed 12.06.2003.

6.46.53.A.OUT - Outline planning permission 16.09.2003.

CONSULTATIONS/NOTIFICATIONS

Parish Council

Skelton

DLAS - Open Space

Advice on commuted sum for open space provision is awaited

Highway Authority

Recommend conditions

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 28.05.2004

PRESS NOTICE EXPIRY: 28.05.2004

REPRESENTATIONS

SKELTON PARISH COUNCIL - The Parish Council does not object but wishes to make comments as follows:-

The Parish Council is concerned at the very large size property proposed - a seven bedroom house is not really appropriate to the environment and character of a small village and the possible number of cars/parking such a property would generate - resulting in overflow parking onto the main street.

OTHER REPRESENTATIONS - None.

VOLUNTARY NEIGHBOUR NOTIFICATION -

2, 3 & 4 Main Street

6-9 Main Street

The Old Coach House, Main Street

Grange House, Main Street

Skelton Grange, Main Street

Willow Garth

The Grange

RELEVANT PLANNING POLICY

PPG1 Planning Policy Guidance 1: General Policy and Principles

PPG3 Housing

LPH06 Harrogate District Local Plan Policy H6: Housing developments in the main settlements and villages

LPH05 Harrogate District Local Plan Policy H5: Affordable Housing

LPHX Harrogate District Local Plan Policy HX: Managed Housing Site Release

LPH13 Harrogate District Local Plan Policy H13: Housing Density, Layout and Design

LPHD20 Harrogate District Local Plan Policy HD20: Design of New Development and

Redevelopment

ASSESSMENT OF MAIN ISSUES

1. LAND USE PRINCIPLE - Local Plan Policy H6 requires all new development to be appropriate to the form and character of the settlement. This site is within the development limit and the Inspector at appeal concluded that there is development in depth in the village and therefore the siting of a dwelling on this plot to be appropriate to the form and character, but considered that the means of access previously proposed from the farm track was inappropriate and dismissed the appeal on this ground. The principle of residential development has now been established by the outline planning permission granted last year. There is no issue with policy HX or H5 given the Inspectors conclusions.

2. DESIGN - This application proposes a substantial 5 bedroomed property with a 2 bedroomed annex. Although the scheme does not exactly fit the footprint of the outline application it is very similar and the plot size is sufficient to accommodate a large dwelling. The dwelling is designed to reflect the local vernacular architecture using appropriate materials of construction (brick, cobble and pantiles). There are no objections to the design and no conflict with policy HD20.

3. ACCESS - The means of access are as approved at the outline stage. There are no objections subject to the conditions advised by the Highway Authority.

CONCLUSION - The site has the benefit of outline permission. Subject to the receipt of a unilateral undertaking in respect of open space provision in compliance with policy R4 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 CF06X DEVELOPMENT ANCILLARY TO DWELLING USE ... Oakfold
- 4 HW18 PROV'N OF APP'VD PARKING/MANOEUVR'G/TURN ... 3380/14 revA
- 5 HW23 GARAGE CONVERSION TO HABITABLE ROOM

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
- 4 HW18R ROAD SAFETY REQUIREMENTS
- 5 HW23R ROAD SAFETY REQUIREMENTS



