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**CASE NUMBER: 04/01483/FUL**  
**GRID REF: EAST 432615 NORTH 471249**

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**APPLICATION NO.:** 6.32.141.A.FUL

**LOCATION:**

Low Farm Sharow Ripon North Yorkshire

**PROPOSAL:**

Reinstatement of former farmhouse including conversion of detached barn to form ancillary work space and installation of new package treatment plant, site area 0.26ha (Revised scheme).

**APPLICANT:** D Dale, W Dale & C Lucas

REFUSED. Reason(s) for refusal:-

- 1 The proposed development is in an unsustainable location a considerable distance from the village of Sharow, in the countryside with a long and poor vehicular access and no nearby services including supply of electricity or telephone, would involve extensive demolition and/or re-building works; would result in a new dwelling/work place in the countryside which, including all associated changes and paraphernalia normally associated with such use, would seriously and adversely harm the character of the countryside in a Special Landscape Area and consequently the development will be contrary to the North Yorkshire County Structure Plan Policy H5 and Harrogate District Local Plan Policies C2, C9, C15, C16, H6 and H7.
- 2 The proposal makes no provision for affordable housing and consequently would be contrary to the Selective Alteration of Harrogate District Local Plan Policy H5.
- 3 The proposed development is in an area which may be potentially subject to localised subsistence hazard and, because of the effects of such instability cannot reasonably be overcome, the development would be contrary to Harrogate District Local Plan Policy A7.