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CASE NUMBER: 04/00539/FUL
GRID REF: EAST 434210 NORTH 457890

APPLICATION NO.: 6.100.873.A.FUL

LOCATION:

Orchard Spring Ripley Road Knaresborough North Yorkshire HG5 9BY

PROPOSAL:

Erection of 2no detached dwellings, formation of new vehicular access and road including new vehicular access to Orchard Spring (site area 0.2984 ha) and felling of 4no trees within Area A14 of Tree Preservation Order No.1/1959.

APPLICANT: Mr P Branfield

REFUSED. Reason(s) for refusal:-

- 1 The site area of the proposal, based on the natural boundaries of the site, is in excess of the 0.3Ha threshold in Policy HX of the Selective Alterations to the Harrogate District Local Plan above which residential development is not acceptable in the absence of substantial planning benefits, as there are no substantial planning benefits provided, the proposal is contrary to Policy HX of the Selective Alterations to the Local Plan and therefore also to Policy H6 of the adopted Local Plan.
- 2 The density of the proposed development at approximately 10 dwellings per hectare represents an inefficient use of urban land and does not provide a mix of house types to meet local need and is therefore contrary to Policy H13 of the Selective Alteration to Harrogate District Local Plan and Policy H17 of the Harrogate District Local Plan.
- 3 The proposal results in the loss of a number of trees, some of which are protected by Tree Preservation Orders, and all of which are of high amenity value important to the character of the area, and the setting of Knaresborough; the proposal is therefore contrary to Policy HD13 of the Harrogate District Local Plan.