

HARROGATE BOROUGH COUNCIL
AREA2 DEVELOPMENT CONTROL COMMITTEE

LIST OF APPLICATIONS DETERMINED BY THE HEAD OF PLANNING
SERVICES UNDER THE SCHEME OF DELEGATION

CASE NUMBER:	03/05406/TPO	WARD:	Knaresborough East	6.10
CASE OFFICER:	Mrs K Williams	DATE VALID:	31.10.2003	3054
GRID REF:	E 436040	TARGET DATE:	26.12.2003	TPO
	N 457260	DECISION DATE:	10.05.2004	6.10

APPLICATION NO: 6.100.1311.E.TPO

LOCATION:

7 Malham Way Knaresborough North Yorkshire HG5 0HQ

PROPOSAL:

Pruning of 1no Sycamore Tree, T1 of Tree Preservation Order 08/1985.

APPLICANT:

T W J Stoker

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 10.05.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 There is to be no topping or similar crown reduction work.
- 4 CL17 TREE WORK TO BS 3998

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CL16R HEALTH AND AMENITY OF TREES
- 4 CL17R HEALTH AND AMENITY OF TREES

CASE NUMBER:	04/00964/FUL	WARD:	Knareborough King	FUL
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	24.02.2004	Jan
GRID REF:	E 434989	TARGET DATE:	20.04.2004	4009
	N 457046	DECISION DATE:	21.04.2004	FUL

APPLICATION NO: 6.100.454.I.FUL

LOCATION:

38 Market Place Knareborough North Yorkshire HG5 8AG

PROPOSAL:

Installation of 1 no wall mounted satellite dish antenna.

APPLICANT:

Satellite Information Services Ltd

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 21.04.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 Prior to the commencement of the development hereby permitted full details of the colour of the proposed satellite dish shall be submitted to and approved in writing by the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 In the interests of visual amenity.

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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CASE NUMBER:	04/01126/FUL	WARD:	Knaresborough East
CASE OFFICER:	Mrs K Williams	DATE VALID:	11.03.2004
GRID REF:	E 435531	TARGET DATE:	06.05.2004
	N 436956	DECISION DATE:	05.05.2004

APPLICATION NO: 6.100.2347.FUL

LOCATION:

20 Manor Orchards Knaresborough North Yorkshire HG5 0BW

PROPOSAL:

Erection of 1no. replacement rear dormer window.

APPLICANT:

Mr SN Holliday

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 05.05.2009
- 2 CD12A MATCHING MATERIALS
- 3 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 3 CC02R COMPLIANCE WITH DRAWINGS

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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CASE NUMBER:	04/01156/DVCON	WARD:	Knarborough King James
CASE OFFICER:	Mr M Parkes	DATE VALID:	12.03.2004
GRID REF:	E 435016	TARGET DATE:	07.05.2004
	N 456975	DECISION DATE:	26.04.2004

APPLICATION NO: 6.100.1403.H.DVCON

LOCATION:

Unit 1 Blue Moon Cafe 13 Market Place Knarborough North Yorkshire

PROPOSAL:

Variation of condition No. 3 of planning permission no. 6.100.1403.E.COU to allow for use of first floor cafe for evening meals.

APPLICANT:

Edward Heilds

APPROVED subject to the following conditions:-

- 1 This permission shall endure for the benefit of E Heild only, and the evening meals use hereby approved shall be terminated at such time as the above named person(s) cease(s) to occupy the premises and the premises at all other times shall be used solely as a tearoom and for no other purpose (including any other purpose in Class A3 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 as amended).

Reasons for Conditions:-

- 1 CI05R SPECIFIED USE ONLY IS ACCEPTABLE ... amenity and character of this listed building

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/01204/FUL	WARD:	Knaresborough East	6.10
CASE OFFICER:	Mrs K Williams	DATE VALID:	04.03.2004	4012
GRID REF:	E 435342	TARGET DATE:	29.04.2004	FUL
	N 457174	DECISION DATE:	28.04.2004	6.10

APPLICATION NO: 6.100.842.B.FUL

LOCATION:

8 Charlton Court Knaresborough North Yorkshire HG5 0BZ

PROPOSAL:

Erection of rear conservatory.

APPLICANT:

Mr R Hudson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 28.04.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/01210/FUL	WARD:	Knaresborough King James
CASE OFFICER:	Mrs K Williams	DATE VALID:	04.03.2004
GRID REF:	E 435310	TARGET DATE:	29.04.2004
	N 456162	DECISION DATE:	26.04.2004

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APPLICATION NO: 6.100.1671.A.FUL

LOCATION:

52 Aspin Avenue Knaresborough North Yorkshire HG5 8SE

PROPOSAL:

Erection of single storey rear extension and formation of new vehicular access.

APPLICANT:

Mr & Mrs S Massey

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 26.04.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 Prior to the commencement of any other part of the development hereby permitted, the access(es) to the site shall be laid out and constructed in accordance with the following requirements:-

(ic) The crossing of the highway verge and/or footpath shall be constructed in accordance with the approved details and/or Standard Detail number E6 and the Specification of the Local Highway Authority;

NOTE:

You are advised that a separate licence will be required from the Local Highway Authority in order to allow any works in the adopted highway to be carried out. The local office of the Local Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

- 5 The development hereby approved shall not be commenced prior to the submission and approval by the Local Planning Authority in writing of full engineering details to determine:-
 - a) the construction of the retaining wall adjacent to the pathway.
 - b) The means of retaining gravel within the property boundary.

The development hereby approved shall henceforth be constructed in accordance with the details approved.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 5 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/01220/FUL	WARD:	Knaresborough Scriven	6.10
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	17.03.2004	4012
GRID REF:	E 434840	TARGET DATE:	12.05.2004	FUL
	N 457874	DECISION DATE:	12.05.2004	FUL

APPLICATION NO: 6.100.2348.FUL

LOCATION:

32 Woodpark Avenue Knaresborough North Yorkshire HG5 9DJ

PROPOSAL:

Erection of two storey side and rear extension and single storey rear extension.

APPLICANT:

Simon Carrivick

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 12.05.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted

Development) Order 1995 (or any order revoking and re-enacting that Order), no windows shall be inserted in the north and south elevations of the extension hereby approved, without the prior written approval of the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12R VISUAL AMENITY
- 4 CD14R PRIVACY AND RESIDENTIAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/01239/FUL	WARD:	Knarborough King	6.10
CASE OFFICER:	Mrs K Williams	DATE VALID:	08.03.2004	4012
GRID REF:	E 436079	TARGET DATE:	03.05.2004	FUL
	N 456666	DECISION DATE:	26.04.2004	FUL

APPLICATION NO: 6.100.1644.A.FUL

LOCATION:

7 Crestholme Close Knarborough North Yorkshire HG5 0SR

PROPOSAL:

Erection of two storey front extension.

APPLICANT:

Mr C Smith

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 26.04.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91 -94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/01244/FUL	WARD:	Knaresborough Scriven	6.10
CASE OFFICER:	Mrs K Williams	DATE VALID:	08.03.2004	4012
GRID REF:	E 434772	TARGET DATE:	03.05.2004	FUL
	N 457924	DECISION DATE:	10.05.2004	FUL

APPLICATION NO: 6.100.132.B.FUL

LOCATION:

Park Cottage Scotch George Lane Knaresborough North Yorkshire HG5 9EH

PROPOSAL:

Erection of replacement detached double garage and conversion of outbuildings to form additional living accommodation.

APPLICANT:

Mr AW Hull

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 10.05.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CI06 DOMESTIC USE ONLY

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CI06R DOMESTIC USE ONLY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/01421/FUL	WARD:	Knaresborough King James	6.10
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	24.03.2004	4014
GRID REF:	E 434989	TARGET DATE:	19.05.2004	FUL
	N 457046	DECISION DATE:	19.05.2004	4014
				FUL

APPLICATION NO: 6.100.454.J.FUL

LOCATION:

38 Market Place Knaresborough North Yorkshire HG5 8AG

PROPOSAL:

Installation of 1 no wall mounted satellite dish.

APPLICANT:

Tote Sport

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 19.05.2009

- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 No development shall take place until a revised plan has been submitted to and approved in writing by the Local Plan Authority to show accurately the position of the existing satellite dish and the dish hereby approved. Once agreed, development shall be carried put strictly in accordance with those details.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD04XR IN THE INTERESTS OF VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/01454/FUL	WARD:	Knaresborough King Jam	6.10
CASE OFFICER:	Mrs K Williams	DATE VALID:	19.03.2004	4014
GRID REF:	E 434634	TARGET DATE:	14.05.2004	FUL
	N 455990	DECISION DATE:	10.05.2004	FUL

APPLICATION NO: 6.100.125.A.FUL

LOCATION:

Farm Buildings At Grid Ref 434634/455990 Cass Lane Knaresborough North Yorkshire

PROPOSAL:

Erection of replacement agricultural building.

APPLICANT:

Mr C Houseman

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 10.05.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 A detailed scheme for landscaping, including the planting of trees and/or shrubs and the use of surface materials shall be submitted to the Local Planning Authority and no development shall take place until the Local Planning Authority have approved a landscaping scheme; such scheme shall specify materials, species, tree and plant sizes, numbers and planting densities, and the timing of implementation of the scheme, including any earthworks required.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY

CASE NUMBER:	04/01538/FUL	WARD:	Knaresborough Scriven	6.10
CASE OFFICER:	Mr R Mowat	DATE VALID:	23.03.2004	4015
GRID REF:	E 434719	TARGET DATE:	18.05.2004	FUL
	N 457939	DECISION DATE:	14.05.2004	FUL

APPLICATION NO: 6.100.1028.A.FUL

LOCATION:

61 Woodpark Drive Knaresborough North Yorkshire HG5 9DL

PROPOSAL:

Erection of side conservatory.

APPLICANT:

Mrs A Dunn

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 14.05.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 All external brickwork of the conservatory hereby approved shall match the brickwork of the original building to the satisfaction of the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION

3 CD04R VISUAL AMEN AND TO HARMONISE WITH EXIST

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/01582/FUL	WARD:	Knaresborough King James	6.10
CASE OFFICER:	Mrs K Williams	DATE VALID:	25.03.2004	4015
GRID REF:	E	TARGET DATE:	20.05.2004	FUL
	N	DECISION DATE:	10.05.2004	FUL

APPLICATION NO: 6.100.2349.FUL

LOCATION:

13 Abbey Mill Gardens Knaresborough North Yorkshire HG5 8ER

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

D & L Addyman

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 10.05.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 Notwithstanding the submitted details the windows in the southern elevation of the conservatory hereby approved shall be obscurely glazed and shall thereafter be maintained and retained as such.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD14R PRIVACY AND RESIDENTIAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/01604/FUL	WARD:	Knaresborough Scriven	6.10
CASE OFFICER:	Mrs K Williams	DATE VALID:	25.03.2004	4016
GRID REF:	E 435100	TARGET DATE:	20.05.2004	FUL
	N 458005	DECISION DATE:	14.05.2004	FUL

APPLICATION NO: 6.100.1770.A.FUL

LOCATION:

35 Boroughbridge Road Knaresborough North Yorkshire HG5 0ND

PROPOSAL:

Erection of attached double garage.

APPLICANT:

Mr & Mrs T Walters Thompson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 14.05.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 Notwithstanding the submitted details the front elevation of the garage facing Boroughbridge Road shall be set back by a minimum of 400 mm behind the Coines on the external face of the front elevation walls to the satisfaction of the Local

Planning Authority.
5 CD04 STONWORK TO MATCH EXISTING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD05R VISUAL AMENITY
- 5 CD04R VISUAL AMEN AND TO HARMONISE WITH EXIST

CASE NUMBER:	04/01611/FUL	WARD:	Knarborough King Jam	6.10
CASE OFFICER:	Mrs K Williams	DATE VALID:	26.03.2004	4016
GRID REF:	E 435292	TARGET DATE:	21.05.2004	FUL
	N 456246	DECISION DATE:	10.05.2004	FUL

APPLICATION NO: 6.100.2351.FUL

LOCATION:

32 Aspin Avenue Knarborough North Yorkshire HG5 8EJ

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

Mr & Mrs C Wood

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 10.05.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12A MATCHING MATERIALS
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no windows shall be inserted in the side with no. 30 Aspin Avenue elevations of the development hereby approved, without the prior written approval of the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY

4 CD14R PRIVACY AND RESIDENTIAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/01717/FUL	WARD:	Knarborough East	6.10
CASE OFFICER:	Mrs K Williams	DATE VALID:	01.04.2004	4017
GRID REF:	E 436128	TARGET DATE:	27.05.2004	FUL
	N 457161	DECISION DATE:	12.05.2004	6.10

APPLICATION NO: 6.100.2353.FUL

LOCATION:

17 Bardale Close Knarborough North Yorkshire HG5 0DZ

PROPOSAL:

Erection of rear conservatory.

APPLICANT:

Mr And Mrs Downwood

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 12.05.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no windows shall be inserted in the eastern elevations of the rear conservatory hereby approved, without the prior written approval of the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
 - 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
 - 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
 - 4 CD14R PRIVACY AND RESIDENTIAL AMENITY
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CASE NUMBER:	04/01432/FUL	WARD:	Ribston
CASE OFFICER:	Mrs K Williams	DATE VALID:	17.03.2004
GRID REF:	E 438224	TARGET DATE:	12.05.2004
	N 456396	DECISION DATE:	11.05.2004

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APPLICATION NO: 6.101.105.FUL

LOCATION:

27 Princess Mead Goldsborough Knaresborough North Yorkshire HG5 8NP

PROPOSAL:

Erection of single storey rear extension with glazed link to existing garage.

APPLICANT:

Mr & Mrs A Lovell

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 11.05.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no windows shall be inserted in the eastern elevation of the rear extension hereby approved, without the prior written approval of the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
 - 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
 - 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
 - 4 CD14R PRIVACY AND RESIDENTIAL AMENITY
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CASE NUMBER:	04/01253/FUL	WARD:	Ouseburn
CASE OFFICER:	Mrs K Williams	DATE VALID:	17.03.2004
GRID REF:	E 446170	TARGET DATE:	12.05.2004
	N 456540	DECISION DATE:	30.04.2004

APPLICATION NO: 6.103.130.FUL

LOCATION:

First House York Road Green Hammerton York North Yorkshire YO26 8BN

PROPOSAL:

Erection of single storey side extension.

APPLICANT:

Christine Keller

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 30.04.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/00074/LB	WARD:	Ouseburn
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	22.01.2004
GRID REF:	E 451180	TARGET DATE:	18.03.2004
	N 457920	DECISION DATE:	06.05.2004

LB/0
6.10
4000
LB/1

APPLICATION NO: 6.104.15.Q.LB

LOCATION:

The Priory Priory Estate Nun Monkton York North Yorkshire YO26 8ES

PROPOSAL:

Listed Building application for enlargement of 3no ground floor windows, reform brickwork to doorway & replace door, internal alterations.

APPLICANT:

Mr & Mrs AE Shelley

APPROVED subject to the following conditions:-

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.05.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 19.03.2004
- 3 CD12X SAMPLES OF MATCHING MATERIALS
- 4 Notwithstanding the terms of condition 02 above no development shall take place until a detail of the final design of the glazing bar has been submitted to and approved in writing with the Local Planning Authority. Thereafter development shall be carried out strictly in accordance with the agreed details.

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD04R VISUAL AMEN AND TO HARMONISE WITH EXIST
- 4 CD04R VISUAL AMEN AND TO HARMONISE WITH EXIST

JUSTIFICATION FOR GRANTING CONSENT:

In granting Listed Building Consent the local planning authority has taken into account all material matters relating to the building's special architectural or historic interest, all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and the observations of any statutory or non-statutory consultee, Amenity Society and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the proposal would not give rise to any unjustified consequences for the special architectural or historic interest of the listed building.

CASE NUMBER: 04/01326/CLOPUD **WARD:** Ribston
CASE OFFICER: Karen Moulson **DATE VALID:** 11.03.2004
GRID REF: E 442910 **TARGET DATE:** 06.05.2004
 N 453577 **DECISION DATE:** 11.05.2004

6.11
4013
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4013
CLO
D/1

APPLICATION NO: 6.110.36.A.CLOPUD

LOCATION:

Church View Cottage & Paylors Cottage Church Street Hunsingore Wetherby North Yorkshire

PROPOSAL:

Application for a Certificate of Lawfulness for a proposed conversion of two cottages into one dwelling.

APPLICANT:

Mr Michael Rakusen

APPROVED subject to the following conditions:-

- 1 The conversion of a building from two separate dwelling houses into a single dwelling house is not a material change of use so long as the physical works proposed do not materially affect the external parts of the building.

CASE NUMBER: 04/01555/FUL **WARD:** Ribston
CASE OFFICER: Mrs K Williams **DATE VALID:** 24.03.2004
GRID REF: E 446527 **TARGET DATE:** 19.05.2004
 N 455600 **DECISION DATE:** 06.05.2004

6.11
4015
FUL
6.11
4015
FUL

APPLICATION NO: 6.113.158.FUL

LOCATION:

Post Office Church Street Kirk Hammerton York North Yorkshire YO5 8DD

PROPOSAL:

Erection of replacement rear conservatory.

APPLICANT:

Mr And Mrs Watson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.05.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 Notwithstanding the submitted details the windows in the southern elevations of the conservatory hereby approved, shall be obscurely glazed.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD14R PRIVACY AND RESIDENTIAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/00420/TPO	WARD:	Ribston	6.12
CASE OFFICER:	Mrs K Williams	DATE VALID:	27.01.2004	4004
GRID REF:	E 434380	TARGET DATE:	23.03.2004	TPO
	N 452670	DECISION DATE:	26.04.2004	6.12

APPLICATION NO: 6.121.181.TPO

LOCATION:

Priory Lodge Knaresborough Road Follifoot Harrogate North Yorkshire HG3 1DT

PROPOSAL:

Felling of 4no Acer Trees and 1no Ash Tree and crown lift 8no Acer Trees and 2no Beech Trees within group G1 of Tree Preservation Order no 01/2004.

APPLICANT:

J R Lupton

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 26.04.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CL16 TREE WORK TO BS 3998
- 4 During the first planting season (October-March) following the felling of the tree(s) hereby granted consent, replacement tree planting shall take place as underplanting as follows:-

No. of trees	6
Species of trees	2 No. Ash, 2 No. Rowan, 2 No. Beech

No later than two weeks following the carrying out of the above required replacement tree planting, notice shall be provided, in writing, to the Local Planning Authority, confirming completion of the required works.

- 5 The work hereby granted consent shall be carried out in accordance with British Standard 3998 (1989) Works to Trees, the Crown lift to the 8 No. Acer Trees and 2 No. Beech Trees shall not exceed 2.5 metres.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CL16R HEALTH AND AMENITY OF TREES
- 4 CL14R MAINTAIN TREED APPEARANCE OF AREA
- 5 CL17R HEALTH AND AMENITY OF TREES

CASE NUMBER:	04/01644/FUL	WARD:	Ribston	6.12
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	29.03.2004	4016
GRID REF:	E 434070	TARGET DATE:	24.05.2004	FUL
	N 452514	DECISION DATE:	17.05.2004	6.12

APPLICATION NO: 6.121.182.FUL

LOCATION:

13 Leconfield Garth Follifoot Harrogate North Yorkshire HG3 1NF

PROPOSAL:

Erection of two storey rear and single storey rear extensions.

APPLICANT:

Mr Liddle

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 17.05.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 CD14 NO WINDOWS IN DEVELOPMENT ... side (first floor) ... extension

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD14R PRIVACY AND RESIDENTIAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/00832/FUL	WARD:	Spofforth With Lower	6.12
CASE OFFICER:	Miss S Taylor	DATE VALID:	13.02.2004	4008
GRID REF:	E 436830	TARGET DATE:	09.04.2004	FUL
	N 451350	DECISION DATE:	26.04.2004	FUL

APPLICATION NO: 6.122.22.B.FUL

APPLICATION NO: 6.122.22.B.FUL

LOCATION:

Land To The Rear Of Spofforth House(Formerly Greenacres) Ribston Road Spofforth Harrogate North Yorkshire HG3 1AB

PROPOSAL:

Erection of attached double garage and conservatory.

APPLICANT:

Mr P Rodgerson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 26.04.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12R VISUAL AMENITY

INFORMATIVES

1. It is advised that the tree adjacent to the garage is removed prior to work being commenced.

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/01061/FUL	WARD:	Spofforth With Lower Wharfedale	6.12 4010 FUL
CASE OFFICER:	Miss S Taylor	DATE VALID:	25.02.2004	
GRID REF:	E 436189 N 451275	TARGET DATE:	21.04.2004	
		DECISION DATE:	30.04.2004	

APPLICATION NO: 6.122.95.C.FUL

LOCATION:

7 Clive Road Spofforth Harrogate North Yorkshire HG3 1AT

PROPOSAL:

Erection of single storey side and rear extension.

APPLICANT:

Mr & Mrs D Thomas

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 30.04.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12R VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/01901/CMA	WARD:	Spofforth With Lower Wharfedale	6.12 4019 CMA
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	14.04.2004	
GRID REF:	E 436180 N 450970	TARGET DATE:	12.05.2004	
		DECISION DATE:	12.05.2004	

APPLICATION NO: 6.122.201.E.CMA

LOCATION:

Spofforth CE Primary School School Lane Spofforth Harrogate North Yorkshire HG3 1BA

PROPOSAL:

Retention of prefabricated unit No.1.

APPLICANT:

Spofforth C Of E Primary School

Subject to NO OBJECTIONS with OBSERVATIONS as follows:-

- 1 The District Council has no objection to the retention of this unit for a further temporary period although consideration should be given to the erection of a permanent structure in the long term.

CASE NUMBER:	04/00788/CMA	WARD:	Marston Moor	6.12 4007 CMA
CASE OFFICER:	Mr R N Watson	DATE VALID:	11.02.2004	6.12 4007 CMA
GRID REF:	E 445770 N 452480	TARGET DATE:	10.03.2004	
		DECISION DATE:	11.05.2004	

APPLICATION NO: 6.124.303.A.CMA

LOCATION:

Unit 87 Hangar Services Ltd Marston Business Park Rudgate Tockwith York North Yorkshire YO26 7QF

PROPOSAL:

County Matters application for the operation of a special waste transfer station within an existing building, associated access, parking and vehicle manoeuvring.

APPLICANT:

BCB Environmental Management Ltd

Subject to NO OBJECTIONS with OBSERVATIONS as follows:-

- 1 Providing all the mitigation measures outlined in the Environmental Statement accompanying the application are fully installed and maintained.

CASE NUMBER:	04/01195/FUL	WARD:	Marston Moor
CASE OFFICER:	Mrs K Williams	DATE VALID:	11.03.2004
GRID REF:	E 446322	TARGET DATE:	06.05.2004
	N 452290	DECISION DATE:	26.04.2004

6.12
4011
FUL
6.12
4011
FUL

APPLICATION NO: 6.124.406.FUL

LOCATION:

114 Prince Rupert Drive Tockwith York North Yorkshire YO26 7PU

PROPOSAL:

Erection of rear conservatory.

APPLICANT:

Mr Terence Paul & Mrs Cathlene Paul

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 26.04.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-

statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/00246/TPO	WARD:	Ribston
CASE OFFICER:	Mrs K Williams	DATE VALID:	16.01.2004
GRID REF:	E 439902	TARGET DATE:	12.03.2004
	N 450348	DECISION DATE:	29.04.2004

6.13
4002
TPO
6.13
4002
TPO

APPLICATION NO: 6.136.86.B.TPO

LOCATION:

St Marks Farm Main Street Kirk Deighton Wetherby North Yorkshire LS22 4EB

PROPOSAL:

Felling of 1no Copper Beech Tree within Area G1 of Tree Preservation Order 1/1970.

APPLICANT:

P S Dalby

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 29.04.2009
- 2 During the first planting season (October-March) following the felling of the tree(s) hereby granted consent, replacement tree planting shall take place as follows:-

No. of trees	1 no.
Species of trees	Copper Beech
Height on planting	10 - 12 cm stock size (2.5 Metres)

No later than two weeks following the carrying out of the above required replacement tree planting, notice shall be provided, in writing, to the Local Planning Authority, confirming completion of the required works.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CL18AR MAINTAIN AMENITY/INSPECT PLANTING

INFORMATIVES

1. Trees of this type and location may well provide important roosting sites for bats. the

wildlife and Countryside Act 1981 (as amended) provides special protection for all species of bat.

Bats are further protected under Regulation 39 (1) of the Conservation (Natural Habitats_c.) Regulations 1994.

This means it is illegal to:

- intentionally kill, injure or take bats
- intentionally or recklessly damage or destroy bat roosts or disturb bats in their roosts.

Where it is proposed to carry out works which will affect a bat roost, whether or not bats are present, a licence must first be obtained from the Department of the Environment, Food and Rural Affairs (DEFRA).

CASE NUMBER:	04/01279/FUL	WARD:	Marston Moor
CASE OFFICER:	Mrs K Williams	DATE VALID:	11.03.2004
GRID REF:	E 445200	TARGET DATE:	06.05.2004
	N 450570	DECISION DATE:	26.04.2004

6.14
4012
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6.14
4012
FUL

APPLICATION NO: 6.142.113.A.FUL

LOCATION:

Orchard House Main Street Bickerton Wetherby North Yorkshire LS22 5EP

PROPOSAL:

Erection of rear conservatory.

APPLICANT:

Mr & Mrs Bailey

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 26.04.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/01237/FUL	WARD:	Spofforth With Lower Wharfedale	6.14 4012 FUL
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	05.03.2004	6.14 4012 FUL
GRID REF:	E 427060 N 447870	TARGET DATE:	30.04.2004	
		DECISION DATE:	30.04.2004	

APPLICATION NO: 6.147.220.B.FUL

LOCATION:

Strathtay 5 Almscliffe Drive Huby Leeds North Yorkshire LS17 0HB

PROPOSAL:

Erection of single storey side extension to existing garage, 1no. rear and 1no. front dormer window and replacement front porch.

APPLICANT:

Mr & Mrs Carr

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 30.04.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 The ridge of the front dormer shall not exceed the height of the existing ridge of the garage.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94

- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 In the interests of visual amenity.

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/01209/FUL	WARD:	Newby
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	08.03.2004
GRID REF:	E 439069	TARGET DATE:	03.05.2004
	N 467332	DECISION DATE:	27.04.2004

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6.57
4012
FUL

APPLICATION NO: 6.57.87.A.FUL

LOCATION:

5 Greenholme Close Langthorpe York North Yorkshire YO5 9GA

PROPOSAL:

Erection of single storey side and rear extensions.

APPLICANT:

Mr And Mrs N Lyon

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 27.04.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12R VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/01213/FUL	WARD:	Boroughbridge
CASE OFFICER:	Mr R Mowat	DATE VALID:	17.03.2004
GRID REF:	E 439442	TARGET DATE:	12.05.2004
	N 465944	DECISION DATE:	30.04.2004

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6.64
4012
FUL

APPLICATION NO: 6.64.619.FUL

LOCATION:

6 Fothergill Way Boroughbridge York North Yorkshire YO51 9UX

PROPOSAL:

Erection of rear conservatory.

APPLICANT:

Mr & Mrs Whiles

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 30.04.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 All external brickwork of the proposed conservatory shall match the existing brickwork of the original dwelling unless otherwise agreed in writing with the Local Planning Authority.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order, all

windows within the northern elevation of the conservatory hereby approved shall be obscurely glazed unless otherwise agreed in writing with the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD04R VISUAL AMEN AND TO HARMONISE WITH EXIST
- 4 CD14R PRIVACY AND RESIDENTIAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/01266/FUL	WARD:	Boroughbridge
CASE OFFICER:	Mrs K Williams	DATE VALID:	10.03.2004
GRID REF:	E 439158	TARGET DATE:	05.05.2004
	N 466989	DECISION DATE:	04.05.2004

6.64
4012
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6.64
4012
FUL

APPLICATION NO: 6.64.618.FUL

LOCATION:

Kingfisher Lodge Valuation Lane Boroughbridge York North Yorkshire YO51 9LJ

PROPOSAL:

Erection of detached single garage.

APPLICANT:

Mr & Mrs Shepherd

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 04.05.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 CB13 S W DRAINAGE WORKS TO BE APPROVED
- 5 HW23 GARAGE CONVERSION TO HABITABLE ROOM

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 CB13R TO PREVENT INCREASED RISK OF FLOODING
- 5 HW23R ROAD SAFETY REQUIREMENTS

INFORMATIVES

1. You will need to undertake and submit detailed ground investigation and percolation tests to prove that soakaways will be effective in order for condition No. 4 to be discharged. Please contact the Claro internal Drainage Board at Claro House, 2-4 Jockey Lane, High Street, Knaresborough or 01423 862271 if you require further information on this.

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/01556/FUL	WARD:	Claro
CASE OFFICER:	Mr M Williams	DATE VALID:	26.03.2004
GRID REF:	E 434949	TARGET DATE:	21.05.2004
	N 463143	DECISION DATE:	13.05.2004

6.69
4015
FUL
6.69
4015
FUL

APPLICATION NO: 6.69.6.O.FUL

LOCATION:

Jubilee Court (formerley Jubilee Mills) Copgrove Harrogate North Yorkshire HG3 3TB

PROPOSAL:

Erection of extension to existing building (Use Class B1 and B8).

APPLICANT:

Abacus Direct

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.05.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CL02 LANDSCAPING: DETAILS TO BE APPROVED
- 4 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.
- 5 Prior to the first use of the development the approved 6 parking spaces shall be provided, laid out, hard surfaced, drained, marked out and made available for use. Once created these shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 6 CI03 SPECIFIED USE ONLY

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91 -94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 4 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 5 HW18R ROAD SAFETY REQUIREMENTS
- 6 CI03R SPECIFIED USE ONLY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/01141/FUL	WARD:	Claro	6.71
CASE OFFICER:	Mrs K Williams	DATE VALID:	01.03.2004	4011
GRID REF:	E 441893	TARGET DATE:	26.04.2004	FUL
	N 462815	DECISION DATE:	21.04.2004	

APPLICATION NO: 6.71.97.C.FUL

LOCATION:

Marton Cum Grafton C Of E School Reas Lane Marton Cum Grafton York North Yorkshire

PROPOSAL:

Erection of single storey side extension.

APPLICANT:

Marton Cum Grafton C Of E School

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 21.04.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/01612/FUL	WARD:	Ouseburn	6.80
				4016
				FUL
				6.80

CASE OFFICER: Mrs K Williams **DATE VALID:** 29.03.2004
GRID REF: E 444705 **TARGET DATE:** 24.05.2004
N 461870 **DECISION DATE:** 14.05.2004

4016
FUL

APPLICATION NO: 6.80.31.A.FUL

LOCATION:

The Bungalow Springfield Rise Great Ouseburn York North Yorkshire YO26 9SE

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

Mr & Mrs Scott

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 14.05.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER: 03/05701/FUL **WARD:** Claro
CASE OFFICER: Mrs L Drake **DATE VALID:** 05.04.2004
GRID REF: E 432680 **TARGET DATE:** 31.05.2004

6.83
3057
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6.83
3057

GRID REF: E 432680 **TARGET DATE:** 31.05.2004
N 458700 **DECISION DATE:** 17.05.2004

FUL

APPLICATION NO: 6.83.64.C.FUL

LOCATION:

Land Comprising Part Of OS Field No 6170 New Road Scotton Knaresborough North Yorkshire

PROPOSAL:

Erection of 1no. detached dwelling (site area 0.306ha).

APPLICANT:

Mr I Pattison

REFUSED. Reason(s) for refusal:-

- 1 The proposal is for new development in the open countryside since the site lies outside of the development limit for Scotton as identified in the Harrogate District Local Plan and where uses are expected to remain for the most part undisturbed. The proposal is thus contrary to Policies H6 and H7 of the Harrogate District Local Plan particularly as no justification for a dwelling essential to the needs of agriculture or forestry has been provided.
- 2 The design of the proposed dwelling is poor and would not make a positive contribution to the character and appearance of the open countryside, thereby being contrary to Policies HD20 and A1 of the Harrogate District Local Plan.

CASE NUMBER: 04/01093/FUL **WARD:** Claro
CASE OFFICER: Mrs N M Waddington **DATE VALID:** 25.02.2004
GRID REF: E 432614 **TARGET DATE:** 21.04.2004
N 459309 **DECISION DATE:** 21.04.2004

6.83
4010
FUL
6.83
4010
FUL

APPLICATION NO: 6.83.46.A.FUL

LOCATION:

2 Main Street Scotton Knaresborough North Yorkshire HG5 9HU

PROPOSAL:

Formation of new vehicular access.

APPLICANT:

D B Pearson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 21.04.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 Prior to the commencement of any other part of the development hereby permitted, the access(es) to the site shall be laid out and constructed in accordance with the following requirements:-

(ic) the crossing of the highway verge and/or footpath shall be constructed in accordance with the approved details and/or the Specification of the Local Highway Authority;

(ii) any gates, barriers or other means of enclosure shall be erected a minimum distance of 4.5; metres back from the carriageway of the existing highway and shall open into the site;

(iv) that part of the access(es) extending 4.5; metres into the site from the carriageway of the existing highway shall be made up and surfaced in accordance with the approved details and/or the Specification of the Local Highway Authority;

(v) provision shall be made to prevent surface water from the site/plot discharging onto the existing or proposed highway in accordance with the approved details and/or the Specification of the Local Highway Authority.

NOTE:

You are advised that a separate licence will be required from the Local Highway Authority in order to allow any works in the adopted highway to be carried out. The local office of the Local Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable

development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

HARROGATE BOROUGH COUNCIL

AREA2 DEVELOPMENT CONTROL COMMITTEE

**LIST OF APPLICATIONS DETERMINED BY THE HEAD OF PLANNING SERVICES
AFTER CONSULTATION WITH THE CHAIRMAN or VICE CHAIRMAN OF AREA2
DEVELOPMENT CONTROL COMMITTEE**

CASE NUMBER:	03/06238/FUL	WARD:	Knareborough Scriv	6.10
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	26.02.2004	306:
GRID REF:	E 435136	TARGET DATE:	22.04.2004	FUL
	N 458152	DECISION DATE:	04.05.2004	

6.10
306:
FUL

6.10
400:
FUL
J/O

CASE NUMBER:	04/00375/FULMAJ	WARD:	Knaresborough King .
CASE OFFICER:	Mr R N Watson	DATE VALID:	22.01.2004
GRID REF:	E 436130	TARGET DATE:	22.04.2004
	N 456550	DECISION DATE:	17.05.2004

APPLICATION NO: 6.100.116.M.FULMAJ

LOCATION:

Former Greenbank Transport Depot Manse Lane Knaresborough North Yorkshire HG5 8ET

PROPOSAL:

Erection of 2 no. industrial buildings (Use Class B1 and B8) comprising of 13 units, associated parking and new vehicular access. (Site Area 0.351 ha)

APPLICANT:

Mr And Mrs K Harper

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 17.05.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 14.5.04
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 Notwithstanding the layout and details submitted as part of the application the development hereby approved shall not be commenced prior to the submission to and approval by the Local Planning Authority of an amended layout and full engineering details to provide for the follows:-

1. reconstruction of the vehicular entrance to provide for improved radii and pedestrian crossing facilities;
2. a service strip and street lighting;
3. provision for the parking of cycles.

Thereafter the development hereby approved shall not be occupied prior to the construction/implementation of the approved details which shall be retained for the said purposes.

- 5 Details of the boundary treatment of the site including any walls, fences or planting shall be submitted for the written approval of the Local Planning Authority prior to the first occupation of the site and thereafter shall be provided and retained in accordance with the approved details.
- 6 Prior to the commencement of the development an acoustic report shall be carried out by a suitable competent acoustic consultant in accordance with BS4142, to ensure that the development hereby approved shall not result in noise nuisance to nearby noise sensitive premises. The acoustic report shall be subcommittee to the Local Planning Authority for approval prior to the commencement of development

- and any identified acoustic measures to the undertaken prior to bringing into use of the development. Thereafter any measures shall be provided and retained.
- 7 The rating level of the noise emitted from the site shall not exceed the existing background noise level measured as an L90 over any representative period of 15 consecutive minutes by more than 3dB between 08.00 to 17.30 Monday to Friday and between 08.00 and 12.30 on Saturdays. The noise shall be devoid of any tonal characteristics as defined by BS7445 Part 2 1991.
 - 8 Other than the above specified times and days no works or ancillary operations shall be carried out on site.
 - 9 All delivery/collection /dispatch vehicle movements to the site shall be restricted to 08.00 to 17.30 hours Mondays to Fridays, 08.00 to 12.30 hours on Saturdays with nothing on Sundays or Statutory Holidays
 - 10 No plant, machinery or power tools or other noise generating equipment or works shall be carried out on the site other than within a suitably constructed or adapted building with doors and windows shut and other means of attenuated ventilation provided as necessary.
 - 11 Details of any illumination shall be submitted for the written approval of the Local Planning Authority and thereafter installed in accordance with any approved scheme.
 - 12 There shall be no storage of goods, materials or refuse outside the confines of the buildings other than in the case of refuse in suitably constructed purpose built refuse areas. The locations of these areas shall be in not such a position as to give rise to a nuisance to all nearby residential properties and shall be suitably screened in accordance with details to be submitted to and approved by the Local Planning Authority. Thereafter, any such provision shall be implemented in full accordance of the details approved prior to bringing into use of the development and thereafter be retained
 - 13 CB11 SEPARATE SYSTEM FOUL AND SURFACE WATER
 - 14 CB26 MEANS OF FOUL AND SW DRAINAGE TO BE APP
 - 15 Details of the proposed new fence to the western boundary of the site shall be submitted for the written approval of the Local Planning Authority and thereafter implemented in accordance with the approved details.
 - 16 CB26X NO SW/FOUL DISCHG UNTIL APP WRK COMPLETE

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 4 HW03R ROAD SAFETY REQUIREMENTS
- 5 In the interests of residential amenity.
- 6 In the interests of residential amenity
- 7 In the interests of residential amenity.
- 8 In the interests of residential amenity
- 9 In the interests of residential amenity.
- 10 CB11R TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 11 In the interests of residential amenity
- 12 In the interests of residential amenity.
- 14 CB26R TO ENSURE DEV CAN BE PROPERLY DRAINED
- 15 In the interests of visual amenity.
- 16 CB26XR TO ENSURE PROPER PROVISION IS MADE

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/01169/FUL	WARD:	Knaresborough King .
CASE OFFICER:	Mrs K Williams	DATE VALID:	15.03.2004
GRID REF:	E 435359	TARGET DATE:	10.05.2004
	N 456279	DECISION DATE:	10.05.2004

APPLICATION NO: 6.100.2313.A.FUL

LOCATION:

13 Aspin Avenue Knaresborough North Yorkshire HG5 8EJ

PROPOSAL:

Erection of single storey side extension.

APPLICANT:

Mr Swiers

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 10.05.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no windows shall be inserted in the south western elevation of the single storey extension hereby approved, without the prior written approval of the Local Planning Authority.
- 4 CD12 MATERIALS OF EXTN TO MATCH EXISTING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD14R PRIVACY AND RESIDENTIAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/01193/FUL	WARD:	Knaresborough Scriv
CASE OFFICER:	Mrs K Williams	DATE VALID:	17.03.2004
GRID REF:	E 433730	TARGET DATE:	12.05.2004
	N 458110	DECISION DATE:	10.05.2004

APPLICATION NO: 6.100.1691.C.FUL

LOCATION:

5 Netheredge Drive Knaresborough North Yorkshire HG5 9DA

PROPOSAL:

Erection of single storey side extensions.

APPLICANT:

Mr R Weddall

REFUSED. Reason(s) for refusal:-

- 1 The proposed extension would have a detrimental impact upon the character and appearance of the original dwelling by reason of their scale and design and would therefore be harmful to the original character of the dwelling and the locality, which is contrary to Harrogate District Local plan Policies A1, H15, HD20 and the adopted supplementary planning guidance on house extensions.

CASE NUMBER:	04/01284/PDUCO	WARD:	Knaresborough Scriver
CASE OFFICER:	Mrs K Williams	DATE VALID:	12.03.2004
GRID REF:	E 433480	TARGET DATE:	07.05.2004
	N 458290	DECISION DATE:	04.05.2004

APPLICATION NO: 6.100.1955.E.PDUCO

LOCATION:

East Lodge Ripley Road Knaresborough North Yorkshire HG5 9HA

PROPOSAL:

Erection of single storey side extension.

APPLICANT:

Mr S Watts

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 04.05.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment;

and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/01420/COU	WARD:	Knarborough King .
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	17.03.2004
GRID REF:	E 435007	TARGET DATE:	12.05.2004
	N 456922	DECISION DATE:	04.05.2004

APPLICATION NO: 6.100.441.D.CO

LOCATION:

3B Castlegate Knarborough North Yorkshire HG5 8AR

PROPOSAL:

Change of use from retail unit to nail bar/beauty therapist.

APPLICANT:

Faye Larcum

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 04.05.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CG01 DETAILS TO BE SUBMITTED OF ANY ALTS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CG01R SAFEGUARD RIGHTS OF CONTROL

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/01433/LB	WARD:	Knarborough King .
CASE OFFICER:	Mrs K Williams	DATE VALID:	17.03.2004
GRID REF:	E 434810	TARGET DATE:	12.05.2004
	N 457170	DECISION DATE:	17.05.2004

APPLICATION NO: 6.100.1687.D.LB

LOCATION:

The Beeches Vicarage Lane Knarborough North Yorkshire HG5 9AF

PROPOSAL:

Listed Building application for the removal of hopper head and downpipe and modifications to connect to existing soil stack and installation of new flue pipe behind existing chimney.

APPLICANT:

Edward Storey & Sarah Nicholas

APPROVED subject to the following conditions: -

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 17.05.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 Notwithstanding the submitted details the soil pipe shall be constructed of Cast Iron and shall be painted black.

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 The use of an alternative material would not maintain the character of this listed building.

JUSTIFICATION FOR GRANTING CONSENT:

In granting Listed Building Consent the local planning authority has taken into account all material matters relating to the building's special architectural or historic interest, all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and the observations of any statutory or non-statutory consultee, Amenity Society and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the proposal would not give rise to any unjustified consequences for the special

architectural or historic interest of the listed building.

CASE NUMBER:	04/01507/FUL	WARD:	Knaresborough Scriv
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	25.03.2004
GRID REF:	E 433991	TARGET DATE:	20.05.2004
	N 457676	DECISION DATE:	17.05.2004

APPLICATION NO: 6.100.1821.E.FUL

LOCATION:

Land To South Of Beech Cottage Lands Lane Knaresborough North Yorkshire

PROPOSAL:

Erection of jetty on to River Nidd (revised scheme).

APPLICANT:

Mr Paul Marks

APPROVED subject to the following conditions: -

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 17.05.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS

INFORMATIVES

1. All construction works should ensure the requirements on the Environment Agency with regard to Fishery protection are carried out.

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the

development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/01646/FUL	WARD:	Knaresborough King
CASE OFFICER:	Mrs K Williams	DATE VALID:	05.04.2004
GRID REF:	E 436018	TARGET DATE:	31.05.2004
	N 456188	DECISION DATE:	17.05.2004

APPLICATION NO: 6.100.2355.FUL

LOCATION:

33 Fountains Way Knaresborough North Yorkshire HG5 8HU

PROPOSAL:

Erection of two storey side extension.

APPLICANT:

Mr D Collings

REFUSED. Reason(s) for refusal:-

- 1 The proposed side extension would have a detrimental impact on the residential amenity of the occupiers of No.5 Kirkham Court by reason of the height and the length of the side elevation of the extension in such proximity to their rear of this property. The proposal is contrary to Harrogate District Local Plan Policies A1, H15, HD20 and the adopted Supplementary Planning Guidance on house extensions and garages.
- 2 The design of the proposal would be out of keeping with the existing property and harmful to the character and appearance of the building and the streetscene contrary to Harrogate District Local Plan Policies A1, H15 and HD20.

CASE NUMBER:	04/01704/FUL	WARD:	Knaresborough Scriv
CASE OFFICER:	Mrs K Williams	DATE VALID:	31.03.2004
GRID REF:	E 435435	TARGET DATE:	26.05.2004
LOCATION:	N 457897	DECISION DATE:	17.05.2004

25 Pasture Crescent Knaresborough North Yorkshire

APPLICATION NO: 6.100.2352.FUL

LOCATION:

25 Pasture Crescent Knaresborough North Yorkshire HG5 0PF

PROPOSAL:

Erection of two storey side extension.

APPLICANT:

Mr A Newband

REFUSED. Reason(s) for refusal:-

- 1 The proposed extension due to its size and design would be harmful to the character and appearance of the building and the streetscene contrary to Harrogate District Local plan Policies A1, H15, HD20 and the council's adopted planning Guidance on House Extensions.

CASE NUMBER:	04/01338/FUL	WARD:	Ouseburn
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	15.03.2004
GRID REF:	E 445741	TARGET DATE:	10.05.2004
	N 456957	DECISION DATE:	04.05.2004

APPLICATION NO: 6.103.39.B.FUL

LOCATION:

Trotwood Cottage Boroughbridge Road Green Hammerton York North Yorkshire YO26 8AD

PROPOSAL:

Erection of first floor extension over existing garage (revised scheme).

APPLICANT:

Mr & Mrs A Yeoman

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 04.05.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD15A NO FURTHER WINDOWS IN DEVELOPMENT ... rear ... development
- 4 CD12A MATCHING MATERIALS
- 5 The window approved in the rear elevation of the extension hereby permitted serving

an en-suite shall be obscure glazed in strict accordance with the submitted details and shall thereafter be maintained and retained as such.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD15AR PRIVACY AND RESIDENTIAL AMENITY
- 4 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 5 CD14R PRIVACY AND RESIDENTIAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/01214/FUL	WARD:	Ribston
CASE OFFICER:	Mrs K Williams	DATE VALID:	12.03.2004
GRID REF:	E 446930	TARGET DATE:	07.05.2004
	N 455790	DECISION DATE:	10.05.2004

APPLICATION NO: 6.113.144.B.FUL

LOCATION:

Midsummer House Crooked Lane Kirk Hammerton York North Yorkshire YO26 8DG

PROPOSAL:

Raise eaves and roofline of existing detached garage to form additional living accommodation. (Revised scheme).

APPLICANT:

M J Wood

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 10.05.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 The building hereby approved shall be used for domestic purposes only, in association with the dwelling.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 CI06R DOMESTIC USE ONLY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/01361/FUL	WARD:	Ribston
CASE OFFICER:	Mrs K Williams	DATE VALID:	15.03.2004
GRID REF:	E 446807	TARGET DATE:	10.05.2004
	N 455687	DECISION DATE:	10.05.2004

APPLICATION NO: 6.113.157.FUL

LOCATION:

Meadow Wood Crooked Lane Kirk Hammerton York North Yorkshire YO5 8DG

PROPOSAL:

Erection of two storey rear extension and rear conservatory.

APPLICANT:

Mr & Mrs C Chantler

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 10.05.20009
- 2 CD12A MATCHING MATERIALS
- 3 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no windows shall be inserted in the western elevations of the two storey rear extension hereby approved, without the prior written approval of the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 3 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 4 CD14R PRIVACY AND RESIDENTIAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/01134/FUL	WARD:	Ribston
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	01.03.2004
GRID REF:	E 433545	TARGET DATE:	26.04.2004
	N 453610	DECISION DATE:	10.05.2004

APPLICATION NO: 6.121.56.B.FUL

LOCATION:

Arch Cottage Rudding Dower Rudding Lane Follifoot Harrogate North Yorkshire HG3 1LL

PROPOSAL:

Erection of two storey front extension and single storey rear extension.

APPLICANT:

Mr & Mrs JA Rhodes

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 10.05.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 CD04 STONWORK TO MATCH EXISTING
- 5 CD14 NO WINDOWS IN DEVELOPMENT ... side (facing Pointers End) ... single storey rear extension

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD04R VISUAL AMEN AND TO HARMONISE WITH EXIST
- 5 CD14R PRIVACY AND RESIDENTIAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/01263/FUL	WARD:	Spofforth With Lower
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	10.03.2004
GRID REF:	E 436150	TARGET DATE:	05.05.2004
PROPOSAL:	04/01263/FUL	DECISION DATE:	04.05.2004

PROPOSAL:

APPLICATION NO: 04/01263/FUL
Erection of two storey front side extensions with replacement front dormer, double garage with glazed link extension & removal of 1no Horse Chestnut Tree & 1no

LOCATION:

The Bungalow Clive Road Spofforth Harrogate North Yorkshire HG3 1AT

PROPOSAL:

Erection of two storey rear & first floor side extensions with replacement front dormer, double garage with glazed link extension & removal of 1no Horse Chestnut Tree & 1no Sycamore Tree within Spofforth Conservation Area.

APPLICANT:

Mr & Mrs Beevers

REFUSED. Reason(s) for refusal:-

- 1 The proposed extensions due to their size and design represent inappropriate and unacceptable additions to the property which detract from the character and appearance of the conservation area and the proposed roof terrace will create a feeling of overlooking onto the private garden area of the neighbouring property in a manner harmful to the level of amenity currently afforded to its occupants; contrary Policy E4 of the North Yorkshire County Structure Plan and Policies A1, HD20, HD3 and H15 of the Harrogate District Local Plan.

CASE NUMBER:	04/01165/FUL	WARD:	Marston Moor
CASE OFFICER:	Mrs K Williams	DATE VALID:	08.03.2004
GRID REF:	E 446365	TARGET DATE:	03.05.2004
	N 452646	DECISION DATE:	04.05.2004

APPLICATION NO: 6.124.405.FUL

LOCATION:

10 Crawford Close Tockwith York North Yorkshire YO5 8QT

PROPOSAL:

Erection of first floor rear extension and dormer.

APPLICANT:

Mrs P Naylor

REFUSED. Reason(s) for refusal:-

- 1 The proposed design is harmful to the original character and appearance of the

house and it will have a detrimental impact on the character and visual amenity of the area. Although there are flat roof dormer windows in the vicinity the overall design of this proposal does not reflect the character of the existing house or surrounding properties and is considered to be an incongruous feature within the locality contrary to Harrogate District Local Plan Policies A1, H15 and HD20.

CASE NUMBER:	04/01515/FUL	WARD:	Marston Moor
CASE OFFICER:	Mrs K Williams	DATE VALID:	24.03.2004
GRID REF:	E 447516	TARGET DATE:	19.05.2004
	N 450429	DECISION DATE:	17.05.2004

APPLICATION NO: 6.142.131.FUL

LOCATION:

The Beeches York Road Bilton In Ainsty York North Yorkshire YO26 7NL

PROPOSAL:

Erection of two storey side extension and front porch.

APPLICANT:

Mr G Heaton

REFUSED. Reason(s) for refusal:-

- 1 The proposed first floor extension would not be a subservient addition to the original dwelling and the scale of the resulting building would be harmful to the character and appearance of the building and the streetscene contrary to policies A1, H15 and HD20 of the Harrogate District Local Plan.
- 2 The two storey side extension due to its position along the joint boundary with the adjacent dwelling would be overbearing, the widow at the rear would detract from the existing levels of privacy and reasonable enjoyment of the garden of No. 1 York Road contrary to policies A1 and H15 and HD20 of the Harrogate District Local Plan.

CASE NUMBER:	04/01524/FUL	WARD:	Marston Moor
APPLICANT:	Mrs S Day	DATE VALID:	26.03.2004
GRID REF:	E 445075	TARGET DATE:	21.05.2004
LOCATION:	N 450590	DECISION DATE:	17.05.2004

APPLICATION NO: 6.142.39.E.FUL

LOCATION:

Foxwood Main Street Bickerton Wetherby North Yorkshire LS22 5ER

PROPOSAL:

Conversion of existing garage and erection of single storey side extension.

APPLICANT:

Mr And Mrs R Forder

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 17.05.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12R VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/00378/LB	WARD:	Boroughbridge
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	22.01.2004
COORDINATOR:	E 439615	TARGET DATE:	18.03.2004
LOCATION:	The Cottage Bridge Street Boroughbridge York YO5 1QJ	DECISION DATE:	05.05.2004

APPLICATION NO: 6.64.614.LB

LOCATION:

The Cottage Bridge Street Boroughbridge York North Yorkshire YO51 9LA

PROPOSAL:

Listed Building application for the retention of the removal of an internal wall and flue, proposed insertion of 1 no. rear conservation style velux.

APPLICANT:

Mr Graham Heatley

APPROVED subject to the following conditions:-

- 1 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 15.4.2004
- 2 Notwithstanding the submitted drawings and the terms of condition 01 above, the roof light to be inserted on the rear elevation of the property shall be constructed flush with the existing roof plane and shall not exceed 550mm by 550mm, details of the design of which shall be submitted for the written approval of the Local Planning Authority prior to the commencement of development.

Reasons for Conditions:-

- 1 CC01R ACCORDANCE WITH DRAWINGS
- 2 In order to safeguard the appearance of the listed building and character of the conservation area.

JUSTIFICATION FOR GRANTING CONSENT:

In granting Listed Building Consent the local planning authority has taken into account all material matters relating to the building's special architectural or historic interest, all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and the observations of any statutory or non-statutory consultee, Amenity Society and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the proposal would not give rise to any unjustified consequences for the special architectural or historic interest of the listed building.

CASE NUMBER: 04/01364/FUL

WARD:

Boroughbridge

CASE OFFICER:	Mrs K Williams	DATE VALID:	29.03.2004
GRID REF:	E 441286	TARGET DATE:	24.05.2004
	N 465004	DECISION DATE:	10.05.2004

APPLICATION NO: 6.64.620.FUL

LOCATION:

Heaton House Lodge Boroughbridge York North Yorkshire YO5 9HE

PROPOSAL:

Erection of two storey side extension and erection of porch structure.

APPLICANT:

Ms L Beeford

REFUSED. Reason(s) for refusal:-

1

The proposal is contrary to Harrogate District Local Plan Policies A1, H15 and HD20 and the adopted supplementary planning guidance on house extensions and garages by reason of its design, which creates an incongruous feature on the original building and is therefore harmful to its existing character and the visual amenity of the area.

INFORMATIVES

1. The porch structure shown on the plans has not been approved.

CASE NUMBER:	04/01558/FUL	WARD:	Boroughbridge
CASE OFFICER:	Mrs K Williams	DATE VALID:	26.03.2004
GRID REF:	E 440183	TARGET DATE:	21.05.2004
	N 466617	DECISION DATE:	17.05.2004

APPLICATION NO: 6.64.368.B.FUL

LOCATION:

Ivy Cottage (Formerly Ivy House) Low Road Aldborough York North Yorkshire YO51 9ER

PROPOSAL:

Conversion of attached two storey and single storey outbuildings to form additional living accommodation, erection of single storey rear extension and formation of vehicular access (revised scheme).

APPLICANT:

The Aldborough Manor Estate

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 17.05.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 CL02 LANDSCAPING: DETAILS TO BE APPROVED
- 5 Notwithstanding the submitted details hydrological tests shall be carried out by the applicant in order to ensure that any soakaways will be effective.
- 6 CB09 SOAKAWAYS
- 7 The window frames of the development hereby permitted shall be constructed in timber and no other materials shall be used without the prior written consent of the Local Planning Authority.
- 8 Prior to the commencement of development full details of the type and style of windows to be used shall be submitted for the written approval of the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 5 CB05R IN THE INTERESTS OF POLLUTION PREVENTION
- 6 CB09R POLLUTION PREVENTION
- 7 CD13R VISUAL AMENITY
- 8 In the interests of visual amenity.

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/01127/FUL	WARD:	Claro
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	08.03.2004
GRID REF:	E 438592	TARGET DATE:	03.05.2004
	N 461211	DECISION DATE:	26.04.2004

APPLICATION NO: 6.78.50.C.FUL

LOCATION:

Land Comprising O.S. Field 5921 Westfield Lane Arkendale Knaresborough North Yorkshire

PROPOSAL:

Erection of stable block comprising 3no. stables, tack room and store (resubmission).

APPLICANT:

Mr W Bielby

REFUSED. Reason(s) for refusal:-

- 1 The proposed building, access track and parking area are considered harmful to the landscape character and visual amenity of the locality. The proposal is therefore contrary to the provisions of policies A1 and C2 of the Harrogate District Local Plan and policy E2 of the North Yorkshire County Structure Plan.

CASE NUMBER:	04/01298/FUL	WARD:	Claro
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	12.03.2004
GRID REF:	E 433861	TARGET DATE:	07.05.2004
	N 459861	DECISION DATE:	04.05.2004

APPLICATION NO: 6.83.152.FUL

LOCATION:

Part Of OS Field No 8479, North East Of Crosspass House Market Flat Lane Scotton Knaresborough North Yorkshire

PROPOSAL:

Erection of agricultural livestock shed.

APPLICANT:

Exors Of W Jacob Smith

REFUSED. Reason(s) for refusal:-

- 1 The proposal due its isolated location is considered to be detrimental to the visual amenities and character of the locality contrary to the provisions of Policies A1 and C13 of the Harrogate District Local Plan and Policy E2 of the North Yorkshire County Structure Plan.

CASE NUMBER:	04/01605/FUL	WARD:	Claro
CASE OFFICER:	Mrs K Williams	DATE VALID:	25.03.2004
GRID REF:	E 434709	TARGET DATE:	20.05.2004
	N 460536	DECISION DATE:	17.05.2004

APPLICATION NO: 6.84.12.C.FUL

LOCATION:

Ford House Farnham Knaresborough North Yorkshire HG5 9JD

PROPOSAL:

Erection of two storey side extension and detached double garage with greenhouse and store.

APPLICANT:

Drs R & C Hall

REFUSED. Reason(s) for refusal:-

- 1 The proposed scale and design of the resulting buildings (extension and garage) and loss of open space between the house and the church would be harmful to the character and appearance of the building and the Conservation Area contrary to Harrogate District Local Plan Policies A1, H15, HD20 and HD3 of the Harrogate District Local Plan and E4 of the North Yorkshire Structure Plan.

CASE NUMBER:	04/01187/FUL	WARD:	Claro
CASE OFFICER:	Mrs S Waddington	DECISION DATE:	06.03.2004

GRID REF: E 439321 **TARGET DATE:** 28.04.2004
N 458857 **DECISION DATE:** 26.04.2004

APPLICATION NO: 6.87.30.A.FUL

LOCATION:

Bramblewick (Formerly Mowville) Coneythorpe Knaresborough North Yorkshire HG5 0RY

PROPOSAL:

Erection of first floor extension with 3 no front dormer windows and 1 no rear dormer window.

APPLICANT:

Mr & Mrs Topham

REFUSED. Reason(s) for refusal:-

- 1 The proposal by reason of the size of the roof extension, and the number, size and design of the dormer windows is considered to represent development harmful to the character and appearance of the original dwelling and this part of the Conservation Area. The proposal is therefore contrary to the provisions of policies A1, H15, HD20 and HD03 of the Harrogate District Local Plan and policy E4 of the North Yorkshire Structure Plan.

CASE NUMBER: 04/01514/FUL **WARD:** Ouseburn
CASE OFFICER: Mrs K Williams **DATE VALID:** 19.03.2004
GRID REF: E 444783 **TARGET DATE:** 14.05.2004
N 458240 **DECISION DATE:** 04.05.2004

APPLICATION NO: 6.96.158.B.FUL

LOCATION:

Land At Grid Ref 444783/458240 North Of Whixley Rudgate Whixley York North Yorkshire

PROPOSAL:

Formation of new vehicular access off Rudgate.

APPLICANT:

H E & I M Potter

REFUSED. Reason(s) for refusal:-

- 1 The proposal is contrary to the provision of Harrogate District Local plan Policies C2, C15, A1, and T2 as the proposed is not in a suitable location as there is an existing access onto Rudgate and the introduction of a new access which does not respect field boundaries would harm the character and visual amenity of the countryside.

CASE NUMBER:	04/01494/CON	WARD:	Ouseburn
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	19.03.2004
GRID REF:	E 451180	TARGET DATE:	14.05.2004
	N 457920	DECISION DATE:	10.05.2004

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APPLICATION NO: g

LOCATION:

The Priory Priory Estate Nun Monkton York North Yorkshire YO26 8ES

PROPOSAL:

Conservation Area application for the demolition of the existing iron gate, gate piers and screen walls.

APPLICANT:

Mr & Mrs AE Shelley

REFUSED. Reason(s) for refusal:-

- 1 In the absence of an approved scheme for the replacement of the existing iron gate, gate piers and screen walls it is considered inappropriate to allow their removal and demolition due to the consequent harm to the character and appearance of the Conservation Area and setting of the Grade II * Listed Building, The Priory. Such demolition would be contrary to Policy E4 of the North Yorkshire County Structure Plan and Policies HD1 and HD3 of the Harrogate District Local Plan.
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