

HARROGATE BOROUGH COUNCIL

PLANNING AREA2 DC COMMITTEE – AGENDA ITEM 6: LIST OF PLANS.

DATE: 3 August 2004

PLAN: 04	CASE NUMBER: 04/03218/OUT
APPLICATION NO. 6.136.170.OUT	GRID REF: EAST 440011 NORTH 450159
	DATE MADE VALID: 23.06.2004
	TARGET DATE: 18.08.2004
	WARD: Ribston

APPLICANT: Mrs J Baxter

AGENT: Andrew Bramley Associates

PROPOSAL: Outline application for the demolition of existing bungalow and erection of 3no. detached dwellings, with siting and access considered (site area 0.097ha).

LOCATION: Fernlea Scriftain Lane Kirk Deighton Wetherby North Yorkshire LS22 4DT

REPORT

SITE AND PROPOSAL

The site is located within the village of Kirk Deighton, close to the junction of Scriftain Lane with Wetherby Road. The site comprises a bungalow, and detached garage set in a lawned garden. The existing bungalow is in brick and render, with a slate hipped roof the detached double garage is flat roofed and rendered. To the east of the site there are a row of brick built semi detached houses, and to the west of the site lies Lilac farm, with the lawned garden of Lilac Farm reaching to the western boundary of the application site. Existing vehicle access is close to the junction of Scriftain Lane and Wetherby Road, and there is a separate pedestrian access.

The application is in outline, with siting and access to be considered. It proposes demolition of the existing bungalow and its replacement with 3No. 4 bedroom detached dwellings, with attached garages. Access is proposed from the same location, however the access is proposed to be widened. The new dwellings are proposed in brick with slate roofs.

MAIN ISSUES

1. Principle
2. Affordable Housing
3. Residential and Visual Amenity
4. Car parking and Access

RELEVANT SITE HISTORY

None

CONSULTATIONS/NOTIFICATIONS

Parish Council

Kirk Deighton

Highway Authority

Recommend refusal - refer to assessment

Yorkshire Water

No observations

Housing Development

Refer to assessment

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 23.07.2004

PRESS NOTICE EXPIRY: 23.07.2004

REPRESENTATIONS

KIRK DEIGHTON PARISH COUNCIL - The Parish Council strongly objects to this planning application on the grounds of over development and inappropriate materials and design.

1. This is a considerable over-development of the site
2. The design and materials are completely inappropriate for this very sensitive part of the village and would be to the detriment of the conservation area. All properties to the north and west of the site are stone built and the development should be likewise
3. This site gives the main impression of the village for all its visitors and traffic entering the village from the south. It is very important that a favourable impression is conveyed. The proposed development would not do this.
4. No elevations are shown on the plan.

OTHER REPRESENTATIONS - A letter of objection has been received from the occupants of 3 Scriftain Lane, who raise the following concerns :

- Development would be detrimental to the Scriftain Lane community
- Will further exacerbate the already dangerous situation on the s bend of the B6164
- Entry to Scritain Lane from Wetherby Road is dangerous
- Potential for fatal accident

VOLUNTARY NEIGHBOUR NOTIFICATION - The occupants of Lilac Farm and 1 Scriftain Lane were notified of the application by the applicant on 30th June 2004.

RELEVANT PLANNING POLICY

- PPG1 Planning Policy Guidance 1: General Policy and Principles
- PPG3 Housing
- PPG13 Planning Policy Guidance 13: Transport
- SPH4 North Yorkshire County Structure Plan Policy H4
- LPHX Harrogate District Local Plan (2001, as altered 2004) Policy HX: Managed Housing Site Release
- LPH06 Harrogate District Local Plan (2001, as altered 2004) Policy H6: Housing developments in the main settlements and villages
- LPH05 Harrogate District Local Plan (2001, as altered 2004) Policy H5: Affordable Housing
- LPHD20 Harrogate District Local Plan (2001, as altered 2004) Policy HD20: Design of New Development and Redevelopment
- LPA01 Harrogate District Local Plan (2001, as altered 2004) Policy A1: Impact on the Environment and Amenity

ASSESSMENT OF MAIN ISSUES

1. PRINCIPLE - The village of Kirk Deighton is a category c village within the local plan, where infilling only is acceptable under Policy H6. Infilling is defined as the filling of a gap in an otherwise built up frontage. The proposed development, in particular the western most unit, is not considered to constitute infilling, because it does not represent a gap in an otherwise built up frontage. There is a significant gap at present between the existing bungalow and the next built development Lilac Farm, with the bungalow and the semis on Scriftain Lane forming a distinct cluster from the rest of the village, and the western most unit would extend this cluster towards Lilac Farm. The proposal is therefore considered to be contrary to Policy H6.

2. AFFORDABLE HOUSING - The application proposes 3 new dwellings and therefore there is an affordable housing requirement under Policy H5 of the Local Plan. The housing department have confirmed that The Housing Needs Survey Update 2003 identifies a requirement for an additional 40 affordable dwellings over the period 2003-2008 in the sub area of Spofforth, which includes Kirk Deighton. Since the publication of the update planning permission has been granted for 4 affordable homes in Spofforth, no further proposals are under consideration. The affordable housing requirement for this proposal is one dwelling, and no evidence has been submitted to demonstrate that this target is not viable. As there is no affordable housing proposed as part of the application the proposal is contrary to Policy H5.

3. RESIDENTIAL AND VISUAL AMENITY - The proposed dwellings are not in keeping with the scale and type of those immediately adjacent to the site, which are modestly sized semi detached properties. The 3no 4 bedroom detached dwellings are out of character with both the existing development on Scriftain Lane, to which the site is better related, but are also out of character with the older stone built properties to the west, further into the village. It is considered that the proposed dwellings neither respect the local distinctiveness of the existing settlement, nor do they respect the scale and proportions of neighbouring properties. The proposed layout does not respect the area's character and layout. The proposal is therefore contrary to Policy HD20 of the Local Plan.

With regard to residential amenity the only concern relates to the relationship between the

eastern most proposed dwelling and 1 Scriftain Lane. The proposed dwelling is far deeper in the plot than 1 Scriftain Lane, and therefore is considered will have an overbearing effect on the neighbouring property, detrimental to residential amenity. The proposal is therefore contrary to Policy A1 of the Local Plan.

4. CAR PARKING AND ACCESS - The application proposes to widen the existing vehicular access to the site, and proposes an attached garage for each unit, as well as parking in front of the garage. The highway authority have objected to the application commenting that the visibility at the junction of Scriftain Lane and B6164 is substandard, and that therefore the development is unacceptable in terms of highway safety.

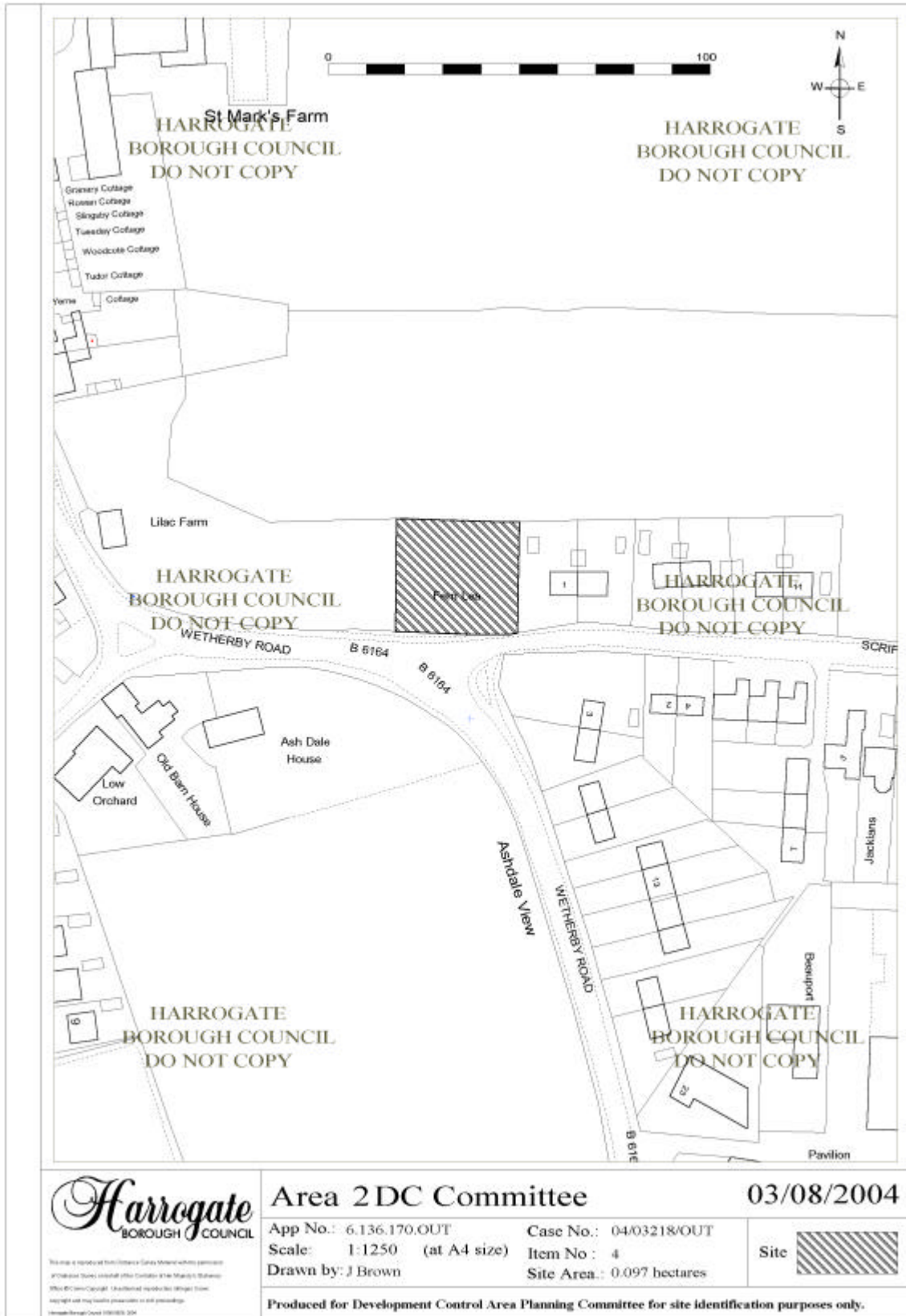
CONCLUSION - The proposal does not comply with relevant planning policy and refusal is recommended.

CASE OFFICER: Ms Sara Purvis

RECOMMENDATION

That the application be REFUSED. Reason(s) for refusal:-

- 1 The proposal does not constitute infilling, as the western most proposed dwelling extends beyond the existing built form into a significant gap in the built form of the village. The proposal is therefore contrary to Policy H6 of the adopted Local Plan.
- 2 The proposal fails to provide a satisfactory element of affordable housing for local needs and is therefore contrary to the Harrogate District Local Plan Selective Alteration Policy H5.
- 3 The proposal does not respect the areas character and layout, nor does it respect the scale and proportions of neighbouring properties and is therefore contrary to Policy HD20 of the Local Plan.
- 4 The proposed development is considered to be detrimental to the amenities of the neighbouring property, 1 Scriftain Lane, due to the proximity of the proposed dwelling to the boundary and its depth in the plot, which would have an overbearing and overshadowing effect on the adjacent dwelling, contrary to Policies H6 and A1 of the Local Plan.
- 5 The existing access, by which vehicles associated with this proposal would leave and rejoin the County highway is unsatisfactory since the required visibility of 2m x 90m cannot be achieved at the junction with the County Highway and therefore, in the opinion of the Planning Authority, the intensification of use which would result from the proposed development is unacceptable in terms of highway safety, and contrary to A1 of the Local Plan.



Harrogate
BOROUGH COUNCIL

Area 2 DC Committee

03/08/2004

App No.: 6.136.170.OUT

Case No.: 04/03218/OUT

Scale: 1:1250 (at A4 size)

Item No: 4

Drawn by: J Brown

Site Area: 0.097 hectares

Site



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