

HARROGATE BOROUGH COUNCIL

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

DATE: 3 August 2004

PLAN: 05	CASE NUMBER: 04/03184/FUL
APPLICATION NO. 6.46.16.A.FUL	GRID REF: EAST 436074 NORTH 468664
	DATE MADE VALID: 22.06.2004
	TARGET DATE: 17.08.2004
	WARD: Newby

APPLICANT: Mr And Mrs J Saynor

AGENT: Mr J M Witherick

PROPOSAL: Erection of 1 no dwelling including alterations to existing vehicular access (Site Area 0.04 ha).

LOCATION: No 1 North End Skelton On Ure Ripon North Yorkshire HG4 5AG

REPORT

SITE AND PROPOSAL

This is an application to demolish the existing dwelling and ancillary buildings on the site replacing them with a four bedroomed property.

The existing dwelling is a semi-detached cottage attached to the applicants existing property, Rowan Court, the demolition of which would require the construction of a new outer gable wall to Rowan Court.

The existing dwelling has a ground floor area of approximately 42sqm with a small outbuilding and a detached single garage. There are brick and blockwork walls to the site boundaries.

The four bedroomed replacement dwelling has a ground floor area of approximately 120sqm and would be constructed in brick with a pantiled roof.

MAIN ISSUES

1. Scale of the proposed development
2. Highway Issues

RELEVANT SITE HISTORY

There is no relevant site history

CONSULTATIONS/NOTIFICATIONS

Parish Council

Skelton

DLAS - Open Space

Advice on commuted sum awaited

Highway Authority

Recommend refusal

Environmental Health

Recommends a desk top survey for possible ground contamination

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 23.07.2004

PRESS NOTICE EXPIRY: 23.07.2004

REPRESENTATIONS

SKELTON ON URE PARISH COUNCIL - No objections.

OTHER REPRESENTATIONS - None.

VOLUNTARY NEIGHBOUR NOTIFICATION -

Far Croft, North End, Skelton

RELEVANT PLANNING POLICY

PPG1 Planning Policy Guidance 1: General Policy and Principles

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

LPH13 Harrogate District Local Plan (2001, as altered 2004) Policy H13: Housing Density, Layout and Design

LPHD20 Harrogate District Local Plan (2001, as altered 2004) Policy HD20: Design of New Development and Redevelopment

ASSESSMENT OF MAIN ISSUES

1. SCALE OF THE PROPOSED DEVELOPMENT - The application site lies within the development limits of Skelton and therefore the principle of development is acceptable and there is no conflict with policy H6. The site size of 0.04ha is below the threshold for the provision of affordable housing and therefore there is no conflict with policy H5.

The principle issue in this respect is the scale and density of the development. The proposal would substantially fill the width of the plot, leaving visually little space around it, with only 2m at the front of the property and a rear garden which varies in depth between

5m and 9.5m.

It is considered that the proposal is an overintensive form of development in conflict with policy H13 and HD20.

2. HIGHWAY ISSUES - The Highway Authority are concerned about inadequate visibility and a lack of on site parking and recommend refusal. The agent has challenged this conclusion and Members will be updated at the meeting.

CONCLUSIONS - Although the principle of some form of redevelopment may be acceptable it is considered that this is an overintensive form of development with unsatisfactory access and parking arrangements.

Refusal is recommended.

CASE OFFICER: Mr R N Watson

RECOMMENDATION

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

- 1 The proposed development by virtue of its size and massing would result in an overintensive form of development, providing limited amenity for future occupiers and would therefore conflict with Policies H13 and HD20 of the Harrogate District Local Plan 2001 (as altered 2004).
- 2 The existing access , by which vehicles associated with this proposal would leave and join the County highway is unsatisfactory since the required visibility of 70m x 2m 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.
- 3 The Planning Authority considers in the absence of adequate on-site parking space the proposed development would be likely to result in vehicles being parked outside the site on the County highway to the detriment of the free flow of traffic and road safety.

