

16/04(04)

CASE NUMBER: 04/03218/OUT
GRID REF: EAST 440011 NORTH 450159

APPLICATION NO.: 6.136.170.OUT

LOCATION:

Fernlea Scriftain Lane Kirk Deighton Wetherby North Yorkshire LS22 4DT

PROPOSAL:

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

APPLICANT: Mrs J Baxter

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 Planning Authority considers that clear visibility of 90m cannot be achieved along the public highway in a southerly direction from a point 2m from the carriageway edge measured down the centre line of the minor/access road and consequently traffic generated by the proposed development would be likely to create conditions prejudicial to highway safety.
- 6 The Planning Authority considers that the proposed development would give rise to additional vehicles waiting in the carriageway and leaving and rejoining the traffic stream on an open stretch of road where vehicle speeds are high and would thus cause interference with the free flow of traffic and consequent danger to highway users.

(Eight Members voted for the motion and there was one abstention).

