

APPLICATION NO.: 6.78.47.I.FUL

LOCATION:

Hazel Head Farm Arkendale Knaresborough North Yorkshire HG5 0RG

PROPOSAL:

Erection of 1 no replacement detached dwelling (revised scheme, site area 0.084ha).

APPLICANT: Mr R Bailey

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 31.08.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 29.07.2004
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 Notwithstanding the submitted information, details of the proposed boundary treatment to the domestic curtilage shall be submitted for the written approval of the Local Planning Authority. The approved details shall thereafter be implemented in full prior to the occupation of the dwelling and retained as such unless otherwise agreed in writing by the Local Planning Authority.
- 5 CI02Y PD REST,NO EXTNS,GRGS&ROOF/DORMER WINDS
- 6 Prior to the first use of the development 4 parking spaces (min size 4.8 m x 2.4m) shall be provided, laid out, hard surfaced, drained, marked out and made available for use. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 7 CB11 SEPARATE SYSTEM FOUL AND SURFACE WATER

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 4 In the interests of visual amenity.
- 5 CI02YR PROTECT VISUAL AMENITY
- 6 To provide appropriate on-site vehicle parking facilities with associated access and manoeuvring areas, in the interests of highway safety and general amenity of the development.
- 7 CB11R TO PREVENT POLLUTION OF WATER ENVIRONMNT

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account a

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 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.

(Mr R Bailey (applicant who answered questions) attended the meeting and spoke to the item under the Council's Opportunity to Speak Scheme).

(UNANIMOUS DECISION)