

HARROGATE BOROUGH COUNCIL

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

DATE: 28 September 2004

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| PLAN: 03 | CASE NUMBER: 04/03805/FUL |
| APPLICATION NO. 6.56.133.A.FUL | GRID REF: EAST 439165 NORTH 467247 |
| | DATE MADE VALID: 04.08.2004 |
| | TARGET DATE: 29.09.2004 |
| | WARD: Newby |

APPLICANT: Mr And Mrs N Sadler

AGENT: Mr Peter Knowles

PROPOSAL: Demolition of existing bungalow and erection of 1 no replacement dwelling (revised scheme, site area 0.068ha)

LOCATION: The Ridings Langthorpe Boroughbridge York North Yorkshire YO51 9YA

REPORT

SITE AND PROPOSAL

The Ridings is located on the south side of Skelton Road, in Langthorpe. The area is residential in nature, and is characterised by a mix of terraced houses, and detached bungalows and houses. The existing dwelling is a bungalow, situated centrally within the long plot and extending across almost the entire width of the plot. To the west of the site there was until recently a bungalow, however this has been demolished, planning permission having been recently granted for a detached dwelling on the site. This house is currently under construction. To the east of the site there are a pair of small cottages set forward of the bungalow on the back of pavement, which appear to have been converted to a single dwelling and which has a two storey rear extension with windows facing onto the application site.

The application proposes demolition of the existing bungalow and its replacement by a two storey 4 bedroom detached dwelling, with attached garage. The dwelling is proposed in brick with a pan tile roof. Access is proposed via the existing driveway. This application is a revised scheme, an application for a larger dwelling having been refused in May of this year (see Site History below).

MAIN ISSUES

1. Principle
2. Visual Amenity
3. Residential Amenity
4. Car Parking and Access
5. Open Space
6. Flood Risk

RELEVANT SITE HISTORY

6.56.43.OA - Erecting bungalow and garage - Refused 02.05.1979

6.56.43.A.OA - Erecting bungalow and garage - Refused 19.09.1979

6.56.43.B.PA - Erecting two bungalows - Approved 24.07.1990

6.56.133.A.FUL - Demolition of existing bungalow and erection of 1no replacement dwelling - Refused 04.05.2004 For the following reasons:

"1. The height and massing of the proposed dwelling together with its relationship with the neighbouring properties will result in an unacceptable impact on the residential amenity of the neighbours due to its overbearing and over-dominant appearance. The proposal is therefore contrary to Policies H6 and A1 of the adopted Harrogate District Local Plan.

2. The proposal, due to its scale, massing and design is not considered to respect the scale and character of neighbouring properties, and is considered to have a detrimental effect on the streetscene, and the visual amenity of the area, contrary to policies HD20, H6 and A1 of the adopted Harrogate District Local Plan."

CONSULTATIONS/NOTIFICATIONS

Parish Council

Langthorpe

Environment Agency

Views awaited

British Waterways

No impact on waterway and no comment on the application

Highway Authority

Views awaited

Lower Swale Internal Drainage Board

Views awaited

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 10.09.2004

PRESS NOTICE EXPIRY: 10.09.2004

REPRESENTATIONS

LANGTHORPE PARISH COUNCIL - Have no objections

OTHER REPRESENTATIONS - One letter of objection has been received objecting to the proposed demolition of the bungalow.

VOLUNTARY NEIGHBOUR NOTIFICATION - The following addresses were notified of the application on 30th July 2004 by the applicant:

- Victory Croft, Skelton Road, Langthorpe
- Silverdale, Skelton Road, Langthorpe

RELEVANT PLANNING POLICY

- PPG1 Planning Policy Guidance 1: General Policy and Principles
- PPG3 Planning Policy Guidance 3: Housing
- PPG13 Planning Policy Guidance 13: Transport
- PPG25 Planning Policy Guidance 25: Development and flood risk
- LPH06 Harrogate District Local Plan (2001, as altered 2004) Policy H6: Housing developments in the main settlements and villages
- LPHD20 Harrogate District Local Plan (2001, as altered 2004) Policy HD20: Design of New Development and Redevelopment
- LPH13 Harrogate District Local Plan (2001, as altered 2004) Policy H13: Housing Density, Layout and Design
- LPA01 Harrogate District Local Plan (2001, as altered 2004) Policy A1: Impact on the Environment and Amenity
- LPHX Harrogate District Local Plan (2001, as altered 2004) Policy HX: Managed Housing Site Release
- LPR04 Harrogate District Local Plan (2001, as altered 2004) Policy R4: Open Space Requirements for New Residential Development
- LPA05 Harrogate District Local Plan (2001, as altered 2004) Policy A5: Flood Risk Areas

ASSESSMENT OF MAIN ISSUES

1. PRINCIPLE - The site lies within the development limit of the village, and the site is regarded as previously developed and therefore subject to the proposal complying with other relevant local plan policies there is no objection in principle to a replacement dwelling in this location.

2. VISUAL AMENITY - The dwelling is proposed on the footprint of the existing building and is two stories in height. The dwelling set back in the plot behind both the cottages to the east and the new dwelling to the west. The proposal is much reduced in scale from the previous application, however the design is considered poor, and it is felt that the proposal would still be detrimental to the streetscene and visual amenity of the area. The design of the attached garage/dining room, which accommodates first floor accommodation as well is poor, and does not accord with the Council's Residential Design Guidance. The front elevation could also be improved. Overall whilst an improvement on the previous scheme the proposal is not considered to comply with Policy HD20 of the adopted Local Plan.

3. RESIDENTIAL AMENITY - The relationship of the dwelling to the neighbouring properties is such that the increased height and massing of the dwelling over and above that of the existing bungalow will result in an overbearing impact on the neighbouring properties, although this scheme is an improvement on the previous scheme in relation to the property to the east, there is still a two storey gable very close to the site boundary to the west which is considered will have an overbearing impact on the neighbouring property

and its garden. Policy A1 of the Local Plan states that proposals will not be permitted where they have an unacceptable effect on residential amenity, and Policy H6 requires that new housing development provided a satisfactory level of residential amenity, and therefore the proposal is considered to be contrary to both Policies A1 and H6.

4. ACCESS AND PARKING - The access is taken from the existing driveway, and an integral garage together with parking for two cars within the driveway is proposed. No comments have been received from the Highway Authority, and it is expected that these will be available for the meeting.

5. OPEN SPACE - As an application for a replacement dwelling only no commuted sum towards open space provision is required.

6. FLOOD RISK - No comments have been received from the Environment Agency in response to this application to date. However in respect to the previous application they have confirmed that the site lies within the indicative floodplain. PPG25 advises that all development in the indicative flood plain should be accompanied by a flood risk assessment. In this instance the Agency is not requiring a flood risk assessment to be carried out, as they are aware of there being inaccuracies in the maps for this area. As this is a proposal to replace an existing dwelling the agency recommend that the floor levels should not be any lower than the existing dwelling, and recommend that they are at least 600mm above the 1 in 100 year flood level. No information has been provided on the proposed floor levels and additional information would be required to ascertain whether the proposal complies with Policy A5. This information has not been requested as the application is unacceptable for other reasons, indeed further raising the floor levels of the dwelling proposed would only serve to exacerbate the neighbourliness of the proposal.

CONCLUSION - The dwelling is set deep into the plot and is considered to have an overbearing and dominant effect on the neighbouring properties, in particular the property to the west, which is considered to result in reduced residential amenity for the neighbouring residents, in addition the design of the proposed dwelling is considered to have an undesirable impact on the streetscene and the visual amenity of the area, as such the proposal is contrary to relevant planning policies, and refusal is recommended.

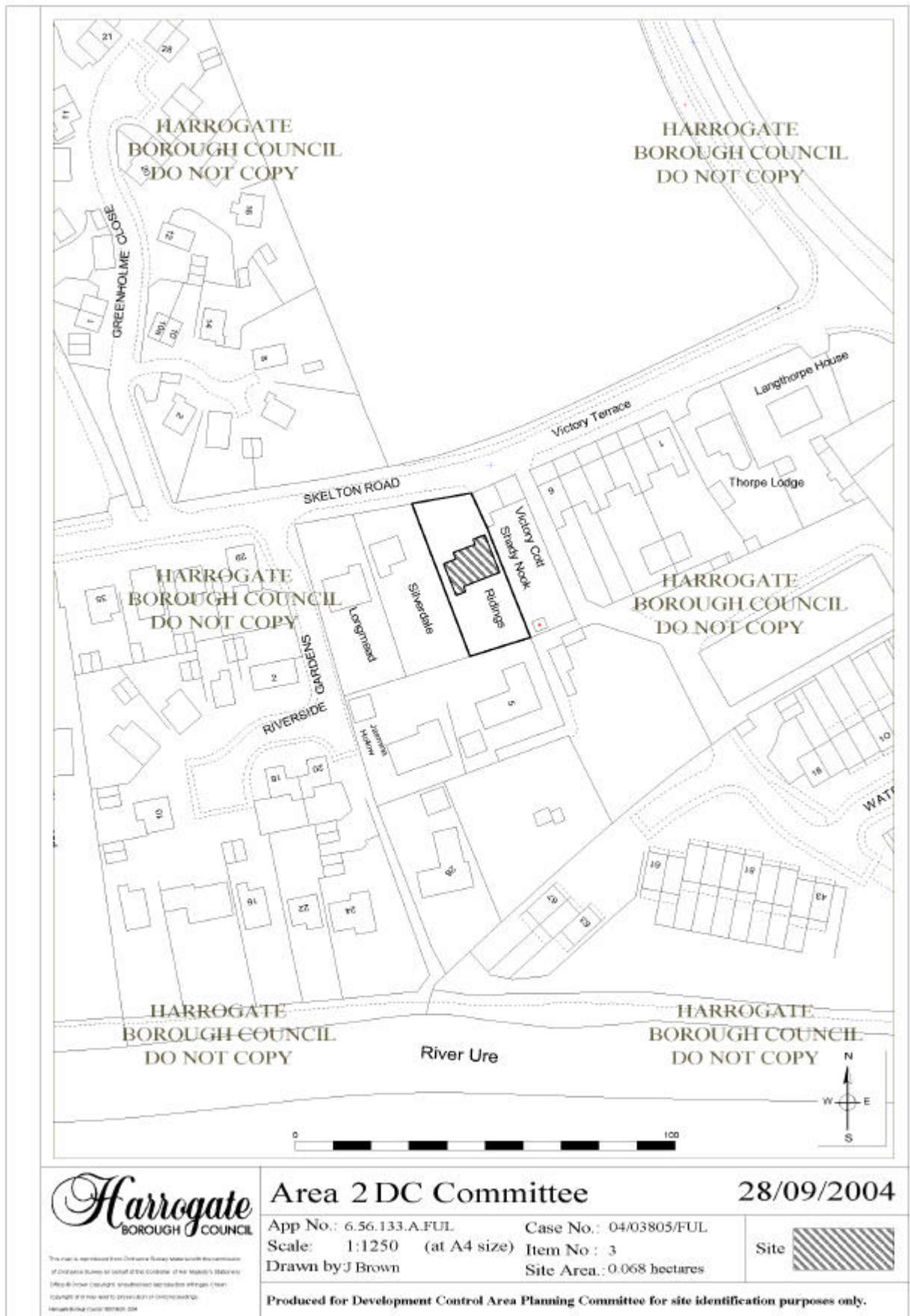
CASE OFFICER: Ms Sara Purvis

RECOMMENDATION

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

- 1 The height of the proposed dwelling together with its relationship with the neighbouring properties will result in an unacceptable impact on residential amenity of the neighbours due to its overbearing appearance and overshadowing effect on the adjacent properties and their gardens. The proposal is therefore contrary to Policies H6 and A1 of the adopted Harrogate District Local Plan.
- 2 The design of the proposed dwelling is considered poor and therefore is considered to have a detrimental effect on the streetscene and the visual amenity of the area,

contrary to Policies HD20, H6, and A1 of the adopted Harrogate District Local Plan.



Harrogate
BOROUGH COUNCIL

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Area 2 DC Committee

28/09/2004

App No.: 6.56.133.A.FUL
 Scale: 1:1250 (at A4 size)
 Drawn by J Brown

Case No.: 04/03805/FUL
 Item No.: 3
 Site Area.: 0.068 hectares

Site 

Produced for Development Control Area Planning Committee for site identification purposes only.

