

**APPLICATION NO.:** 6.56.133.A.FUL

**LOCATION:**

The Ridings Langthorpe Boroughbridge York North Yorkshire YO51 9YA

**PROPOSAL:**

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

**APPLICANT:** Mr And Mrs N Sadler

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 28.09.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 28.09.2004
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 CD05 REVEALS: MM ... 50
- 5 HW23 GARAGE CONVERSION TO HABITABLE ROOM
- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions, garages, curtilage structures and roof/dormer windows other than any expressly authorised by this permission shall be erected without the grant of further specific planning permission from the local planning authority.
- 7 Notwithstanding the provisions of The Town and Country Planning General Permitted Development Order 1995 (or any order revoking and re-enacting that Order with or without modification), no further windows shall be inserted in the side i.e the east and west elevations of the dwelling hereby approved, without the prior written approval of the Local Planning Authority.
- 8 Plans and Sections of the site showing the existing and proposed ground levels and level of the threshold of the proposed building(s) and level of any proposed access shall be submitted to and approved by the Local Planning Authority before any part of the development hereby approved is commenced. Such details shall demonstrate that the floor levels will be no lower than the existing bungalow and be 600mm above the 1 in 100 year flood event level unless otherwise agreed by the Local Planning Authority.
- 9 Prior to commencement on site details of the new front boundary treatment shall be submitted for the written approval of the Local Planning Authority and, once approved, thereafter implemented prior to occupation of the dwelling and retained and maintained.

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 CD05R VISUAL AMENITY
- 5 HW23R ROAD SAFETY REQUIREMENTS
- 6 CI02YR PROTECT VISUAL AMENITY
- 7 CD15AR PRIVACY AND RESIDENTIAL AMENITY
- 8 In the interests of residential amenity and to ensure accord with Harrogate District Local Plan Policy A5.
- 9 In the interests of residential and visual amenity.

**JUSTIFICATION FOR GRANTING CONSENT:**

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

(Councillor Wilson declared a personal interest in this item as the applicant was known to him but, on the basis that the interest was not prejudicial, he remained in the meeting and took part in the debate and vote thereon).

(Mr P Knowles (agent) attended the meeting and answered questions under the Council's Opportunity to Speak Scheme).

(UNANIMOUS DECISION)