

HARROGATE BOROUGH COUNCIL
AREA2 DEVELOPMENT CONTROL COMMITTEE

**LIST OF APPLICATIONS DETERMINED BY THE HEAD OF PLANNING
SERVICES UNDER THE SCHEME OF DELEGATION**

CASE NUMBER:	04/02207/FUL	WARD:	Knaresborough King James
CASE OFFICER:	Mr P Jewkes	DATE VALID:	29.09.2004
GRID REF:	E 434985	TARGET DATE:	24.11.2004
	N 456231	DECISION DATE:	01.11.2004;

APPLICATION NO: 6.100.426.B.FUL

LOCATION:

7 Whiteway Head Calcutt Knaresborough North Yorkshire HG5 8LE

PROPOSAL:

Erection of roof extension including 1 no replacement front dormer window and 1 no rear dormer window.

APPLICANT:

Mr And Mrs J M Bradd

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 01.11.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF 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.

CASE NUMBER:	04/04298/FUL	WARD:	Knaresborough Scriven P;
CASE OFFICER:	Miss S Taylor	DATE VALID:	20.08.2004
GRID REF:	E 435378	TARGET DATE:	15.10.2004
	N 458110	DECISION DATE:	15.10.2004;

APPLICATION NO: 6.100.2394.FUL

LOCATION:

63 Halfpenny Lane Knaresborough North Yorkshire HG5 0NS

PROPOSAL:

Erection of single storey rear extension and front porch.

APPLICANT:

Mr Brayshaw

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 15.10.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 14.10.2001
- 4 CD12 MATERIALS OF EXTN TO MATCH EXISTING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 4 CD12R 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.

CASE NUMBER:	04/04367/FUL	WARD:	Knarborough King James
CASE OFFICER:	Miss Laura Eastwood	DATE VALID:	27.08.2004
GRID REF:	E 435851	TARGET DATE:	22.10.2004
	N 455922	DECISION DATE:	15.10.2004;

APPLICATION NO: 6.100.2396.FUL

LOCATION:

3 Abbey Mill Gardens Knarborough North Yorkshire HG5 8ER

PROPOSAL:

Erection of rear conservatory.

APPLICANT:

Mr & Mrs Eyre

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 15.10.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION

JUSTIFICATION FOR GRANTING CONSENT:

CASE NUMBER:	04/04584/CMA	WARD:	Knarborough King James
CASE OFFICER:	Mrs K Williams	DATE VALID:	08.09.2004
GRID REF:	E 435400	TARGET DATE:	06.10.2004
	N 456700	DECISION DATE:	28.10.2004;

APPLICATION NO: 6.100.324.AR.CMA

LOCATION:

King James School King James Road Knarborough North Yorkshire HG5 8EB

PROPOSAL:

Retention of prefabricated classroom (unit no. 1).

APPLICANT:

Director Of Education

Subject to NO OBJECTIONS

- 1 The borough council has no objections to the retention of these classrooms in the short term, providing this is on a temporary basis and more permanent accommodation is sought in the near future.

CASE NUMBER:	04/04710/TPO	WARD:	Knaresborough Scriven P
CASE OFFICER:	Miss S Greaves	DATE VALID:	22.09.2004
GRID REF:	E 434860	TARGET DATE:	17.11.2004
	N 457475	DECISION DATE:	04.11.2004;

APPLICATION NO: 6.100.1102.G.TPO

LOCATION:

Byards Park Knaresborough North Yorkshire

PROPOSAL:

Deadwood and crown clean of 1 no Lime Tree and crown thin by 10% 4 no Sycamore trees within Area A1 of Tree Preservation Order 2/1984.

APPLICANT:

Byards Park Company Ltd

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 04.11.2006
- 2 CL16 TREE WORK TO BS 3998

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CL16R HEALTH AND AMENITY OF TREES

JUSTIFICATION FOR GRANTING CONSENT:

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

CASE NUMBER:	04/04859/FUL	WARD:	Knaresborough Scriven P
CASE OFFICER:	Mrs K Williams	DATE VALID:	27.09.2004
GRID REF:	E 435369 N 458209	TARGET DATE:	22.11.2004
		DECISION DATE:	04.11.2004;

APPLICATION NO: 6.100.2405.FUL

LOCATION:

62 Halfpenny Lane Knaresborough North Yorkshire HG5 0NS

PROPOSAL:

Erection of rear extension with accommodation in roofspace.

APPLICANT:

Mr And Mrs Mashaeder

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 04.11.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

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

CASE NUMBER:	04/04567/RENEW	WARD:	Ouseburn
CASE OFFICER:	Mr R N Watson	DATE VALID:	06.09.2004
GRID REF:	E 451310	TARGET DATE:	01.11.2004
	N 454880	DECISION DATE:	01.11.2004;

APPLICATION NO: 6.115.37.J.RENEW

LOCATION:

Lodge Farm Moor Monkton York North Yorkshire YO26 8JH

PROPOSAL:

Renewal of unimplemented permission no. 6.115.37.D.FUL for the conversion of barns to form no. dwellings with associated car parking.

APPLICANT:

Mr D Prosser-Higdon

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 01.11.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 CB11 SEPARATE SYSTEM FOUL AND SURFACE WATER
- 5 No piped discharge of additional surface water from the application site shall take place until works to provide satisfactory outfall of surface water have been completed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.
- 6 Prior to the commencement of any other part of the development hereby permitted, the access(es) to the site shall be laid out and constructed in accordance with the following requirements:
 - (ib) the existing access shall be improved by providing 6 metre radius kerbs, to give a minimum carriageway width of 5 metres, and that part of the access road extending 6 metres into the site shall be constructed in accordance with Standard Detail number E7c and the Specification of the Local Highway Authority;

(ii) any gates, barriers or other means of enclosure shall be erected a minimum distance of 6 metres back from the carriageway of the existing highway and shall open into the site

NOTE:

You are advised that a separate licence will be required from the Local Highway Authority order to allow any works in the adopted highway to be carried out. The local office of the Local Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

- 7 There shall be no means of vehicular access to or from the application site other than from Church Lane unless otherwise approved in writing by the Local Planning Authority.
- 8 The surface water drainage ditch shall be piped in across the access width in accordance with the requirements of the relevant Drainage Authority and to the specification of the Highway Authority.
- 9 Prior to the development hereby permitted being brought into use, a visibility splay shall be provided over land outlined blue on the submitted plan, at the junction of Church Lane with the A59. The visibility splay shall be taken from a point on the centre line of Church Lane 4.5 metres back from its junction with the A59 and shall offer clear visibility along the nearside edge of the carriageway in a south easterly direction, for a distance of 215 metres. Thereafter, the area between the visibility splay and the highway boundary shall be maintained clear of all obstructions.
- 10 Prior to the first use of the development the vehicular access, parking and turning facilities shall be formed in accordance with the submitted drawing [Reference 9929c Rev 1]. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 11 Prior to the development hereby permitted being brought into use a 1.5metre wide footpath shall be constructed along the eastern side of Church Lane. The footpath shall commence at the vehicular access into the site and continue in a southerly direction so as to connect up with the existing footpath approaching the junction with the A59. One new road gully shall be provided at a location to be agreed with the Local Highway Authority. All works shall be carried out in accordance with standard detail A1 and the specification of the Local Highway Authority.

Note

You are advised that a separate Agreement will be required from the Local Highway Authority in order to carry out works within the public highway. You should contact the Local Highway Authority to determine the requirements of this agreement at an early stage.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 4 CB11R TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 5 To ensure that the site is properly drained and additional surface water is not discharged to the foul sewerage system which will prevent overloading.
- 6 To ensure a satisfactory means of access to the site from the public highway, in the interests of vehicle and pedestrian safety and convenience.
- 7 In the interests of highway safety.
- 8 In the interests of road safety.

- 9 In the interests of road safety to provide drivers of vehicles using the junction to gain access to or from the development site hereby permitted with a standard of intervisibility commensurate with the vehicular traffic flows and road conditions.
- 10 To provide for appropriate on-site vehicle parking facilities with associated access and manoeuvring areas, in the interests of highway safety and the general amenity of the development.
- 11 To ensure that such details are satisfactory in the interests of the safety and convenience of highway users.

INFORMATIVES

1. Under the terms of the Land Drainage Act 1991 and the Internal Drainage Boards Byelaws the prior written consent of the Board is required for any works or structures in, under, over or within 9.0metres of the bank top of any watercourse.

There are no Internal Drainage Board maintained watercourses adjacent to this site.

The responsibility for the continued maintenance of the watercourse and its banks rests with the riparian owner.

Although the Environment Agency have no record of any flooding at this location the Indicative Floodplain Map suggests that could be a possibility. Therefore the Agency recommend that floor levels should be raised 600mm above the ground level or as much as is conveniently possible.

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.

CASE NUMBER:	04/04606/FUL	WARD:	Ouseburn
CASE OFFICER:	Miss Laura Eastwood	DATE VALID:	08.09.2004
GRID REF:	E 450060	TARGET DATE:	03.11.2004
	N 455295	DECISION DATE:	03.11.2004;

APPLICATION NO: 6.115.20.F.FUL

LOCATION:

Meadowcroft Farm York Road Green Hammerton York North Yorkshire YO26 8EZ

PROPOSAL:

Erection of detached double garage.

APPLICANT:

W Philliskirk

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 03.11.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12R 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.

CASE NUMBER:	04/04750/CMA	WARD:	Ribston
CASE OFFICER:	Ms G Pinna-Morrell	DATE VALID:	20.09.2004
GRID REF:	E 434175	TARGET DATE:	18.10.2004
	N 452480	DECISION DATE:	15.10.2004;

APPLICATION NO: 6.121.154.D.CMA

LOCATION:

Follifoot Primary School Main Street Follifoot Harrogate North Yorkshire HG3 1DU

PROPOSAL:

Erection of a covered way extension.

APPLICANT:

NYCC Education Directorate

Subject to NO OBJECTIONS

CASE NUMBER:	04/04251/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Miss Laura Eastwood	DATE VALID:	27.08.2004
GRID REF:	E 436651	TARGET DATE:	22.10.2004
	N 450654	DECISION DATE:	25.10.2004;

APPLICATION NO: 6.122.279.FUL

LOCATION:

Flat 1 Park House Park Terrace Spofforth Harrogate North Yorkshire HG3 1BW

PROPOSAL:

Installation of 1 no side door to replace existing ground floor side window.

APPLICANT:

Mr And Mrs G Wearmouth

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 25.10.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION

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.

CASE NUMBER:	04/04569/COU	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mr M A Warden	DATE VALID:	07.09.2004
GRID REF:	E 433881	TARGET DATE:	02.11.2004
	N 450131	DECISION DATE:	18.10.2004;

APPLICATION NO: 6.122.280.COU

LOCATION:

Parks Farm Park Lane Spofforth Harrogate North Yorkshire HG3 1BY

PROPOSAL:

Retention of the Change of Use from Agricultural Buildings to Agriculture and Equine Therapy Centre (Use Class Sui Generis).

APPLICANT:

Mrs A Addyman

APPROVED

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.

CASE NUMBER:	04/04615/FUL	WARD:	Marston Moor
CASE OFFICER:	Mrs K Williams	DATE VALID:	10.09.2004
GRID REF:	E 446653	TARGET DATE:	05.11.2004
	N 452392	DECISION DATE:	25.10.2004;

APPLICATION NO: 6.124.58.B.FUL

LOCATION:

Ivy Cottage 43 Westfield Road Tockwith York North Yorkshire YO26 7PY

PROPOSAL:

Demolition of existing single storey rear extension, and erection of two storey rear extension with rear conservatory (Revised Scheme).

APPLICANT:

Miss H Wilkinson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 25.10.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 The frame of the Conservatory hereby approved shall be constructed from timber and no other materials shall be used without the prior written consent of the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12R VISUAL AMENITY
- 4 CD13R 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.

CASE NUMBER:	04/05037/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mr P Jewkes	DATE VALID:	05.10.2004
GRID REF:	E 430870	TARGET DATE:	30.11.2004
	N 446830	DECISION DATE:	08.11.2004;

APPLICATION NO: 6.141.105.H.FUL

LOCATION:

Poplar House Harrogate Road Dunkeswick Leeds North Yorkshire

PROPOSAL:

Erection of two storey rear extension.

APPLICANT:

Mr & Mrs J Kitson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 08.11.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS

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.

CASE NUMBER:	04/03647/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mr R Mowat	DATE VALID:	20.08.2004
GRID REF:	E 427272	TARGET DATE:	15.10.2004
	N 447858	DECISION DATE:	15.10.2004;

APPLICATION NO: 6.147.126.C.FUL

LOCATION:

Huby Manor Crag Lane Huby Leeds North Yorkshire LS17 0BW

PROPOSAL:

Erection of replacement rear conservatory with ballustrade/balcony above.

APPLICANT:

Mr And Mrs R Scott

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 15.10.2009
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as amended by drawings received by the Council of the Borough of Harrogate on the 13th October 2004 and as modified by the conditions of this consent.
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12R 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.

CASE NUMBER:	04/04445/FUL	WARD:	Newby
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	01.09.2004
GRID REF:	E 438849	TARGET DATE:	27.10.2004
	N 467291	DECISION DATE:	19.10.2004;

APPLICATION NO: 6.56.14.H.FUL

LOCATION:

Orchard Cottage Langthorpe York North Yorkshire YO51 9BZ

PROPOSAL:

Alterations to form new vehicular access.

APPLICANT:

Mr And Mrs Dunn

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 19.10.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 No development shall take place until full details for the proposed surfacing treatment of the access, and the proposed boundary treatment between the access drive and the adjacent dwellings Garth Cottage and Orchard Cottage including details of proposed fences, walls and landscaping have been submitted to and approved in writing by the Local Planning Authority.
- 4 Prior to the access being used to serve more than one dwelling it shall be laid out and constructed in accordance with the following requirements:-

(ib) the existing access shall be upgraded so as to give a minimum carriageway width of 4.5 metres for a distance of 6 metres back, and that part of the access road extending 6 metres into the site shall be constructed in accordance with Standard Detail number E6a and the Specification of the Local Highway Authority;

(v) provision shall be made to prevent surface water from the site/plot discharging onto the existing or proposed highway in accordance with the approved details and/or the Specification of the Local Highway Authority.

NOTE:

You are advised that a separate licence will be required from the Local Highway Authority order to allow any works in the adopted highway to be carried out. The local office of the Local Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

- 5 No dwelling apart from Garth Cottage shall use the access until full details of the proposed vehicular access, parking and turning arrangements have been submitted to and been approved in writing by the Local Planning Authority in consultation with the Local Highway Authority. Those arrangements shall be constructed in accordance with the specifications approved before the development is first brought into use unless otherwise approved by the

Local Planning Authority. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 In the interests of visual and residential amenity.
- 4 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 5 HW14R ROAD SAFETY REQUIREMENTS

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 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.

CASE NUMBER:	04/04398/FUL	WARD:	Newby
CASE OFFICER:	Mrs L Drake	DATE VALID:	26.08.2004
GRID REF:	E 438433	TARGET DATE:	21.10.2004
	N 466077	DECISION DATE:	18.10.2004;

APPLICATION NO: 6.63.48.L.FUL

LOCATION:

Land At Grid Reference 438433/466077 Brickyard Road Bar Lane Roecliffe York North Yorkshi

PROPOSAL:

Erection of 1 no. industrial building comprising of 3 units, associated parking and new vehicular access. (Site Area 0.070 ha)

APPLICANT:

C J And R Moulton

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 18.10.2009

- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 26.08.2004
- 3 No development shall be commenced until a Flood Risk Assessment has been prepared and agreed in writing as satisfactory by the Local Planning Authority in consultation with the Environment Agency. If satisfactory the recommendations of the report shall be implemented as part of the development and thereafter retained.
- 4 Prior to the commencement of any other part of the development hereby permitted, the access(es) to the site shall be laid out and constructed in accordance with the following requirements:-
- (ic) the crossing of the highway verge and/or footpath shall be constructed in accordance with the approved details and/or the Specification of the Local Highway Authority;
- (ii) any gates, barriers or other means of enclosure shall be erected a minimum distance of 4.5 metres back from the carriageway of the existing highway and shall open into the site;
- (iv) that part of the access(es) extending 4.5 metres into the site from the carriageway of the existing highway shall be made up and surfaced in accordance with the approved details and/or the Specification of the Local Highway Authority;
- (v) provision shall be made to prevent surface water from the site/plot discharging onto the existing or proposed highway in accordance with the approved details and/or the Specification of the Local Highway Authority.

NOTE:

You are advised that a separate licence will be required from the Local Highway Authority order to allow any works in the adopted highway to be carried out. The local office of the Local Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

- 5 CL02 LANDSCAPING: DETAILS TO BE APPROVED
- 6 CL04 REPLANTING IF ANY TREES/SHRUBS DIE
- 7 HW18 PROV'N OF APP'VD PARKING/MANOEUVR'G/TURN ... CW 783/08/04 PLAN

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 The site has been identified as lying within an area at risk of flooding.
- 4 HW07R VEHICLE AND PEDESTRIAN SAFETY REQUIREMENTS
- 5 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 6 CL04R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 7 HW18R ROAD SAFETY REQUIREMENTS

JUSTIFICATION FOR GRANTING CONSENT:

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

CASE NUMBER:	04/04195/FUL	WARD:	Claro
CASE OFFICER:	Miss Laura Eastwood	DATE VALID:	09.09.2004
GRID REF:	E 434494	TARGET DATE:	04.11.2004
	N 463439	DECISION DATE:	04.11.2004;

APPLICATION NO: 6.69.3.B.FUL

LOCATION:

Woodlands Copgrove Harrogate North Yorkshire HG3 3SZ

PROPOSAL:

Erection of two storey side and one storey rear extensions.

APPLICANT:

S & G Lucas

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 04.11.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 CD04 STONWORK TO MATCH EXISTING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12R VISUAL AMENITY
- 4 CD04R VISUAL AMEN AND TO HARMONISE WITH EXIST

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.

CASE NUMBER:	04/03187/FUL	WARD:	Claro
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	31.08.2004
GRID REF:	E 438447	TARGET DATE:	26.10.2004
	N 460808	DECISION DATE:	22.10.2004;

APPLICATION NO: 6.78.2.E.FUL

LOCATION:

Long Cottage Farm Moor Lane Arkendale Knaresborough North Yorkshire HG5 0RF

PROPOSAL:

Erection of agricultural storage building.

APPLICANT:

John Eric Wilson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 22.10.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD09 ASBESTOS COLOURING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD09R VISUAL AMENITY

INFORMATIVES

1. The site of the proposed development is within the Claro Internal Drainage District. The area is drained by Arkendale Moor Dyke ref: 24, Moor Lane Dyke ref: 25, and North Kills Gutter ref: 23, all of which are adopted main watercourses of this Board.

Drainage is stated to be to River, stream and from the plan it would appear that an outfall is proposed to Moor Lane Dyke. There must be no connection, direct or indirect, to any of Claro Internal Drainage Boards main adopted watercourses without the prior approval of the

Board.

CASE NUMBER:	04/04452/FUL	WARD:	Claro
CASE OFFICER:	Mr A Hough	DATE VALID:	03.09.2004
GRID REF:	E 439722	TARGET DATE:	29.10.2004
	N 462804	DECISION DATE:	28.10.2004;

APPLICATION NO: 6.78.31.C.FUL

LOCATION:

Broom House Farm Wincup Lane Boroughbridge York North Yorkshire YO51 9JN

PROPOSAL:

Erection of single storey side and rear conservatory extension, raising ridge by 0.5m(approx), new chimney, insertion of 2 no. windows to east elevation and rebuilding of detached garage to East Barn (House 1).

APPLICANT:

Mr And Mrs G Taylor

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 28.10.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 21.09.2004
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 CI02Y PD REST,NO EXTNS,GRGS&ROOF/DORMER WINDS
- 5 CD13 WINDOW FRAME MATERIALS ... timber
- 6 The existing Public Right of Way shall be protected and kept clear of any obstruction until such time as any alternative route has been provided and confirmed under an Order made under the Town and Country Planning Act 1990.
- 7 Prior to the commencement of the development hereby approved details of the proposed roof lights shall be submitted for the written approval of the local planning authority. Thereafter the approved details shall be implemented unless otherwise agreed in writing by the local planning authority.
- 8 CD05 REVEALS: MM ... 75mm
- 9 The domestic curtilage hereby approved shall not extend beyond the red line as indicated on the revised plan received by this department on 21 September 2004 (Drawing No 1044.2A), unless otherwise approved in writing by the Local Planning Authority.
- 10 The eaves of the property shall not be raised by more than 500mm unless otherwise agreed in writing by the Local Planning Authority

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 CI02YR PROTECT VISUAL AMENITY
- 5 CD13R VISUAL AMENITY
- 6 HW32R TO PROTECT THE RIGHT OF WAY
- 7 In the interests of visual amenity.
- 8 CD05R VISUAL AMENITY
- 9 In the interests of visual amenity
- 10 In the interests of 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.

CASE NUMBER:	04/04602/FUL	WARD:	Claro
CASE OFFICER:	Mr P Jewkes	DATE VALID:	10.09.2004
GRID REF:	E 432870	TARGET DATE:	05.11.2004
	N 458880	DECISION DATE:	18.10.2004;

APPLICATION NO: 6.83.129.A.FUL

LOCATION:

Land Comprising Part Of OS Field No 8885 St Johns Road Scotton Knaresborough North Yorkshire

PROPOSAL:

Erection of replacement electrical contractor storage building.

APPLICANT:

Mr And Mrs A Clapham

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 18.10.2009
- 2 CD03 SAMPLES OF MATERIALS TO BE APPROVED

- 3 CI08 NO OUTSIDE STORAGE
- 4 CN01 HOURS OF WORKING ... 0800 to 1800 ... 0800 to 1200
- 5 The building hereby approved shall only be used for the purposes specified on the submitted drawings, namely electrical contractors store. The building shall not be used for any other purpose including any use within the same use class as defined by the Town and Country Planning (Uses Classes Order 1987 as amended) without the formal consent of the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 3 CI08R GENERAL AMENITY
- 4 CN01R AMENITIES OF NEIGHBOURS
- 5 In the interests of residential amenity and to safeguard the rights of control by the Local Planning Authority.

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.

CASE NUMBER:	04/04441/OHL	WARD:	Claro
CASE OFFICER:	Mr R Mowat	DATE VALID:	27.08.2004
GRID REF:	E 436053	TARGET DATE:	22.10.2004
	N 459975	DECISION DATE:	22.10.2004;

APPLICATION NO: 6.85.62.OHL

LOCATION:

Overhead Line From GR 436053, 459975 To 436535, 460069, Ferrensby Harrogate District

PROPOSAL:

Erect 560m of 11000v overhead line and dismantle 570m of 11000v overhead line.

APPLICANT:

Northern Electricity Distribution Ltd

Subject to NO OBJECTIONS with OBSERVATIONS as follows:-

- 1 Any redundant lines and apparatus shall be dismantled and removed from the site within 6 months from the date of commissioning of the lines hereby approved.

Reasons for Conditions:-

- 1 To restore the land as far as practicable to its condition before the redundant lines and apparatus were installed.

CASE NUMBER:	04/04909/FUL	WARD:	Ouseburn
CASE OFFICER:	Miss S Greaves	DATE VALID:	27.09.2004
GRID REF:	E 444519	TARGET DATE:	22.11.2004
	N 460667	DECISION DATE:	09.11.2004;

APPLICATION NO: 6.88.69.A.FUL

LOCATION:

88 Main Street Little Ouseburn York North Yorkshire YO26 9TG

PROPOSAL:

Erection of single storey rear extension to replace existing conservatory.

APPLICANT:

Mr & Mrs D McGilivray

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 09.11.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

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

CASE NUMBER:	04/04355/FUL	WARD:	Knaresborough Scriven P
CASE OFFICER:	Mrs K Williams	DATE VALID:	31.08.2004
GRID REF:	E 434798	TARGET DATE:	26.10.2004
	N 458522	DECISION DATE:	22.10.2004;

APPLICATION NO: 6.94.83.FUL

LOCATION:

The Wheelhouse The Green Scriven Knaresborough North Yorkshire HG5 9EA

PROPOSAL:

Erection of single storey extension to existing garage.

APPLICANT:

A B Thompson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 22.10.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as The Wheelhouse.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 CF06X DEVELOPMENT ANCILLARY TO DWELLING USE

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 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.

CASE NUMBER:	04/04308/FUL	WARD:	Ribston
CASE OFFICER:	Miss Laura Eastwood	DATE VALID:	23.08.2004
GRID REF:	E 442220	TARGET DATE:	18.10.2004
	N 456650	DECISION DATE:	15.10.2004;

APPLICATION NO: 6.95.26.B.FUL

LOCATION:

2 The Villas Hopperton Knaresborough North Yorkshire HG5 8PA

PROPOSAL:

Erection of two storey and single storey side extensions.

APPLICANT:

Mr And Mrs B Rutherford

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 15.10.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12R VISUAL AMENITY

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 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.

CASE NUMBER:	04/04669/FUL	WARD:	Ouseburn
CASE OFFICER:	Mrs K Williams	DATE VALID:	15.09.2004
GRID REF:	E 44344	TARGET DATE:	10.11.2004
	N 458057	DECISION DATE:	19.10.2004;

APPLICATION NO: 6.96.172.FUL

LOCATION:

Village Hall The Franks Lane Whixley York North Yorkshire YO5 8AP

PROPOSAL:

Formation of ramped side access to provide disabled entry.

APPLICANT:

Whixley Village Hall Management Committee

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 19.10.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 The proposed railings shall be painted black unless otherwise approved in writing by the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12XR IN THE INTERESTS OF VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

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

HARROGATE BOROUGH COUNCIL

AREA2 DEVELOPMENT CONTROL COMMITTEE

LIST OF APPLICATIONS DETERMINED BY THE HEAD OF PLANNING SERVICES AFTER CONSULTATION WITH THE CHAIRMAN or VICE CHAIRMAN OF AREA2 DEVELOPMENT CONTROL COMMITTEE

CASE NUMBER: 04/00504/LB
CASE OFFICER: Mrs K Williams
GRID REF: E 434780

WARD: Knaresborough King
DATE VALID: 12.02.2004
TARGET DATE: 08.04.2004

CASE NUMBER:	04/03932/FUL	WARD:	Knaresborough Scriven P
CASE OFFICER:	Miss Laura Eastwood	DATE VALID:	10.09.2004
GRID REF:	E 434733	TARGET DATE:	05.11.2004
	N 457403	DECISION DATE:	25.10.2004

APPLICATION NO: 6.100.2401.FUL

LOCATION:

16-22 & 26 Bond End Knaresborough North Yorkshire

PROPOSAL:

Extension of car parking area for nos 16-22 & revised access for no 26 currently accessed via Boroughbridge Road & extension & infill to 2.4m high wall, including various works to various trees within Knaresborough Conservation Area.

APPLICANT:

Mr P Robinson

REFUSED. Reason(s) for refusal:-

- 1 The proposal would lead to car parking in excess of the standards specified in PPG13 and in the absence of any justification for it the proposal is contrary to PPG13 and policy T10 of the Harrogate District Local Plan.
- 2 The proposal will be harmful to the setting of the listed building as well as the character and appearance of the conservation area and is contrary to Harrogate District Local plan policy HD1 and North Yorkshire Structure Plan policy E4

CASE NUMBER:	04/04358/LB	WARD:	Knaresborough Scriven P
CASE OFFICER:	Miss Laura Eastwood	DATE VALID:	25.08.2004
GRID REF:	E 434733	TARGET DATE:	20.10.2004
	N 457403	DECISION DATE:	18.10.2004

APPLICATION NO: 6.100.1575.A.LB

LOCATION:

16-22 & 26 Bond End Knaresborough North Yorkshire

PROPOSAL:

Listed Building application for the erection of metal landing with access steps and railings, stone boundary walls, formation of opening in boundary walls, and formation of access drive to number 26.

APPLICANT:

Mr P Robinson

REFUSED. Reason(s) for refusal:-

- 1 The proposal will be harmful to the character and appearance of the listed building, its setting as well as the character of the wider conservation area and is contrary to Harrogate District Local plan policies HD1, HD3 and North Yorkshire Structure Plan policy E4

CASE NUMBER:	04/04446/FUL	WARD:	Knarborough King Jamr
CASE OFFICER:	Mrs K Williams	DATE VALID:	03.09.2004
GRID REF:	E 435562	TARGET DATE:	29.10.2004
	N 455906	DECISION DATE:	18.10.2004

APPLICATION NO: 6.100.2174.A.FUL

LOCATION:

Abbey Crest 78 Aspin Oval Knarborough North Yorkshire HG5 8EL

PROPOSAL:

Erection of 1.54m high front access gates and pillars.

APPLICANT:

Mr And Mrs R Cummings

REFUSED. Reason(s) for refusal:-

- 1 The proposed gates and gateposts would be an incongruous feature within the streetscene by reason of their height and enclosing nature. The proposals would therefore detract from the visual amenity of the area, which is contrary to Harrogate District Local Plan Policy A1.

CASE NUMBER:	04/04832/FUL	WARD:	Knarborough East
CASE OFFICER:	Mr P Jewkes	DATE VALID:	23.09.2004
GRID REF:	E 465790	TARGET DATE:	18.11.2004
	N 457200	DECISION DATE:	08.11.2004

PROPOSAL:

APPLICATION NO: 6.100.4381.FUL
Proposals for a 1 no dwelling, roof extension to create

LOCATION:

Former Dental Clinic Chain Lane Knaresborough North Yorkshire HG5 0AS

PROPOSAL:

Erection of 1st floor and roof extension to form 1 no dwelling, roof extension to create additional living accommodation and two storey front extension to form new entrance (Sire Area 0.063 h.a).

APPLICANT:

Mr R J Levine

REFUSED. Reason(s) for refusal:-

- 1 The proposals would represent an unacceptable and over-intensive form of development within this backland site. The proposed increase in the height, massing and scale of the building to provide an additional flat would result in an unacceptable loss of amenity in terms of overlooking and loss of privacy and the level of activity and vehicle movement likely to be generated from the development which would adversely affect the privacy, amenity and living conditions of the existing nearby residents, which would be contrary to Policies A1 and HD20 of the Harrogate District Local Plan.

CASE NUMBER:	04/04682/FUL	WARD:	Ouseburn
CASE OFFICER:	Mrs K Williams	DATE VALID:	20.09.2004
GRID REF:	E 445933	TARGET DATE:	15.11.2004
	N 457145	DECISION DATE:	01.11.2004

APPLICATION NO: 6.103.36.B.FUL

LOCATION:

Low Royd The Green Green Hammerton York North Yorkshire YO26 8BQ

PROPOSAL:

Erection of replacement two storey front extension.

APPLICANT:

Mark Amsden

REFUSED. Reason(s) for refusal:-

- 1 The size, form and massing of the development would visually dominate the existing Listed Building harming its character and appearance, contrary to Policies H15, HD1, A1 of the Harrogate District Local Plan, Policy E4 of the North Yorkshire County

Structure Plan and national planning guidance contained in Planning Policy Guidance Note 15 " Planning and the Historic Environment."

- 2 The proposal would have an unacceptable impact upon the occupiers of "The Cobwebs" by reason of the size, form and massing and proximity of the development, which would have an overbearing impact and increase the potential for loss of privacy, contrary to Harrogate District Local Plan Policies A1, H15 and HD20, which seek to preserve existing neighbouring residential amenity.

CASE NUMBER:	04/04683/LB	WARD:	Ouseburn
CASE OFFICER:	Mrs K Williams	DATE VALID:	20.09.2004
GRID REF:	E 445933	TARGET DATE:	15.11.2004
	N 457145	DECISION DATE:	01.11.2004

APPLICATION NO: 6.103.36.C.LB

LOCATION:

Low Royd The Green Green Hammerton York North Yorkshire YO26 8BQ

PROPOSAL:

Listed Building application for the demolition of existing extension & erection of replacement two storey front extension.

APPLICANT:

Mark Amsden

REFUSED. Reason(s) for refusal:-

- 1 The size, form and massing of the development would visually dominate the existing Listed Building harming its character and appearance, contrary to Policies H15, HD1, A1 of the Harrogate District Local Plan, Policy E4 of the North Yorkshire County Structure Plan and national planning guidance contained in Planning Policy Guidance Note 15 " Planning and the Historic Environment."
- 2 The proposal would have an unacceptable impact upon the occupiers of "The Cobwebs" by reason of the size, form and massing and proximity of the development, which would have an overbearing impact and increase the potential for loss of privacy, contrary to Harrogate District Local Plan Policies A1, H15 and Hd20 which seek to preserve existing neighbouring residential amenity.

CASE NUMBER:	04/04510/FUL	WARD:	Ribston
CASE OFFICER:	Mrs K Williams	DATE VALID:	06.09.2004
APPLICATION NO:	E.408335	TARGET DATE:	01.11.2004

N 455103

DECISION DATE: 01.11.2004

APPLICATION NO: 6.108.39.FUL

LOCATION:

Land At OS Grid Ref 434835/455103 Thistle Hill Plompton Knaresborough North Yorkshire

PROPOSAL:

Erection of 1 no agricultural storage building.

APPLICANT:

Mr And Mrs A R Houseman

REFUSED. Reason(s) for refusal:-

- 1 The proposed storage building does not accord with the objectives of including land within the Green Belt as it is not strictly necessary for the efficient use of the agricultural land and would result in a further building on this substandard field. The proposal is inappropriate development and harmful to the openness of the Green Belt and therefore contrary to Harrogate District Local Plan policies A1, C13, GB2 and GB4, North Yorkshire County Structure Plan policy E4, and Government Planning Policy Guidance in PPG2 (Green Belts).

CASE NUMBER: 04/04689/FUL
CASE OFFICER: Miss S Taylor
GRID REF: E 434250
N 454300

WARD: Ribston
DATE VALID: 17.09.2004
TARGET DATE: 12.11.2004
DECISION DATE: 08.11.2004

APPLICATION NO: 6.108.3.H.FUL

LOCATION:

Rudfarlington Farm Plompton Knaresborough North Yorkshire HG5 8LX

PROPOSAL:

Erection of 10 no stables and formation of 6 no car parking spaces (Revised Scheme).

APPLICANT:

Mr M Reynolds

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 08.11.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

- 3 Prior to the first use of the development the approved vehicle parking, manoeuvring, turning areas indicated on the submitted drawings [Reference: Site Plan Scale 1:500] 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.
- 4 CD12X SAMPLES OF MATCHING MATERIALS
- 5 Waste from the stables to be stored and disposed of in a suitable manner so as not to give rise to a nuisance (no burning of waste).

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 HW18R ROAD SAFETY REQUIREMENTS
- 4 CD12XR IN THE INTERESTS OF VISUAL AMENITY
- 5 CB10R POLLUTION PREVENTION

INFORMATIVES

1. A plan is attached showing the route of a public right of way adjacent to the site of the proposed development. No works shall take place which will create any obstruction (with or temporary or permanent) to this public right of way. If the applicant requires further information please contact the Rights of Way Officer at the Highways Department.

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.

CASE NUMBER: 04/03378/FUL **WARD:** Ribston
CASE OFFICER: Ms G Pinna-Morrell **DATE VALID:** 09.07.2004
GRID REF: E 454118 **TARGET DATE:** 03.09.2004
PROPOSAL: Pannal Road 454118 Harrogate North Yorkshire G3 1DB
APPLICATION NO: N 452626 **DECISION DATE:** 01.11.2004

PROPOSAL:
APPLICATION NO: 04/03378/FUL for additional living accommodation including

LOCATION:

Park House Pannal Road Follifoot Harrogate North Yorkshire HG3 1DR

PROPOSAL:

Conversion and extension of barn to form additional living accommodation including swimming pool, gym and guest suite.

APPLICANT:

Mr & Mrs M Mackaness

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 01.11.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 29.10.2004 ... 4.10.2004
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 Prior to the commencement of the development hereby permitted scaled drawings (1:20) of any replacement or new windows and doors shall be submitted for the written approval of the Local Planning Authority. Such drawings shall include head, cill timber and joint details. Thereafter the development shall be carried out in strict accordance with such details.
- 5 Notwithstanding the submitted drawings and the terms of condition 02 above, landscaping details of the area to the front of the barn including constructional details of the water feature shall be submitted for the prior written approval of the Local Planning Authority. Thereafter the development shall be carried out in strict accordance with such details.

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 order to preserve the character and appearance of the listed building and conservation area.
- 5 In order to safeguard the setting and appearance of the listed building.

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.

CASE NUMBER:	04/03380/LB	WARD:	Ribston
CASE OFFICER:	Ms G Pinna-Morrell	DATE VALID:	09.07.2004
GRID REF:	E 434118	TARGET DATE:	03.09.2004
	N 452626	DECISION DATE:	01.11.2004

APPLICATION NO: 6.121.127.H.LB

LOCATION:

Park House Pannal Road Follifoot Harrogate North Yorkshire HG3 1DR

PROPOSAL:

Listed Building application for the conversion of barn to form additional living accommodation including erection of single storey extensions, raising of roof height and re-roofing, and formation of new window openings.

APPLICANT:

Mr & Mrs M Mackaness

APPROVED subject to the following conditions:-

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 01.11.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 4.10.2004 ... 29.10.2004
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 Prior to the commencement of the development hereby permitted scaled drawings (1:20) of any replacement or new windows and doors shall be submitted for the written approval of the Local Planning Authority. Such drawings shall include head, cill, timber and joint details. Thereafter the development shall be carried out in strict accordance with such details.
- 5 Notwithstanding the submitted drawings and the terms of condition 02 above, landscaping details of the area to the front of the barn including constructional details of the water feature shall be submitted for the prior written approval of the Local Planning Authority. Thereafter the development shall be carried out in strict accordance with such details.

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 4 In order to preserve the character and appearance of the conservation area and listed building.
- 5 In order to safeguard the setting and appearance of the listed building.

JUSTIFICATION FOR GRANTING CONSENT:

In granting Listed Building Consent the local planning authority has taken into account all material matters relating to the building's special architectural or historic interest, 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 the observations of any statutory or non-statutory consultee, Amenity Society and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the proposal would not give rise to any unjustified consequences for the special architectural or historic interest of the listed building.

CASE NUMBER:	04/02936/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Ms G Pinna-Morrell	DATE VALID:	29.06.2004
GRID REF:	E 430840	TARGET DATE:	24.08.2004
	N 446880	DECISION DATE:	25.10.2004

APPLICATION NO: 6.141.152.A.FUL

LOCATION:

Land To The Rear Of The Old Forge Dunkeswick Leeds North Yorkshire

PROPOSAL:

Change of use of land to form extension to domestic curtilage of The Old Forge and erection of detached greenhouse.

APPLICANT:

Mr A Walker

REFUSED. Reason(s) for refusal:-

- 1 The proposal would result in an intrusive form of development that would harm the openness, visual amenity and purpose of the green belt; contrary to Policies A1, C18 and GB3 of the Harrogate District Local Plan.
-

CASE NUMBER:	04/04528/FUL	WARD:	Marston Moor
CASE OFFICER:	Mrs K Williams	DATE VALID:	23.09.2004
GRID REF:	E 447516	TARGET DATE:	18.11.2004
	N 450429	DECISION DATE:	01.11.2004

APPLICATION NO: 6.142.131.A.FUL

LOCATION:

The Beeches York Road Bilton In Ainsty York North Yorkshire YO26 7NL

PROPOSAL:

Erection of two storey side and front porch extension (Resubmission).

APPLICANT:

Mr G Heaton

REFUSED. Reason(s) for refusal:-

- 1 The proposed first floor extension would not be a subservient addition to the original dwelling and the scale of the resulting building would be harmful to the character and appearance of the building and the street scene contrary to policies A1, H15 and HD20 of the Harrogate District Local Plan.
- 2 The two storey side extension due to its position along the joint boundary with the adjacent dwelling would be overbearing, the window at the rear would detract from the existing levels of privacy and reasonable enjoyment of No. 1 York Road contrary to Policies A1, h15 and HD20 of the Harrogate District Local Plan.

CASE NUMBER:	04/03667/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mr R Mowat	DATE VALID:	06.09.2004
GRID REF:	E 426800	TARGET DATE:	01.11.2004
	N 446830	DECISION DATE:	18.10.2004

APPLICATION NO: 6.147.143.B.FUL

LOCATION:

Wescoe Lodge Castley Lane Castley Otley North Yorkshire LS21 2PY

PROPOSAL:

Erection of first floor side extension.

APPLICANT:

Mr And Mrs Hanen

REFUSED. Reason(s) for refusal:-

- 1 The proposed first floor side extension by virtue of its overall design and contribution to the cumulative impact of previous extensions to the dwelling would harm the overall appearance and character of the original dwelling and would be inappropriate development within the designated green belt contrary to PPG2 and policies GB2, GB4, GB6, H15, HD20 and A01 of the Harrogate District Local Plan.

CASE NUMBER:	04/04648/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Miss S Taylor	DATE VALID:	14.09.2004
GRID REF:	E 427281	TARGET DATE:	09.11.2004
	N 447539	DECISION DATE:	08.11.2004

APPLICATION NO: 6.147.181.B.FUL

LOCATION:

1 Grosvenor Gardens Huby Leeds North Yorkshire LS17 0ED

PROPOSAL:

Erection of first floor extension & various internal alterations.

APPLICANT:

Mr & Mrs S Littlewood

REFUSED. Reason(s) for refusal:-

- 1 The depth of the extension is disproportionate to the dimensions of the main house and the hipped roof to the rear is not in keeping with the style of the property, detrimental to the character of the original house and therefore contrary to policies A1, HD20, H15, GB02 and GB06 of the Local Plan.
- 2 The first floor side/rear extensions would be extremely visible when viewed from Strait Lane and are considered to compromise the openness of the Green Belt contrary to policies A1, GB02 and GB06 of the Local Plan.

CASE NUMBER:	04/03506/FUL	WARD:	Newby
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	09.07.2004
GRID REF:	E 437143	TARGET DATE:	03.09.2004
LOCATION:	N 470490	DECISION DATE:	5DL18.10.2004

2 Devonshire Green Moor Ripon North Yorkshire

APPLICATION NO: 6.34.43.B.FUL

LOCATION:

2 Devonshire Green Marton Le Moor Ripon North Yorkshire HG4 5DL

PROPOSAL:

Erection of two storey side extension, rear conservatory and detached double garage (revised scheme).

APPLICANT:

Mr & Mrs JL Dalby

REFUSED. Reason(s) for refusal:-

- 1 The proposed two storey side extension by reason of its scale design and mass is considered to represent a harmful addition to the dwelling, detrimental to its character and appearance and that of the surrounding area. The proposal is therefore contrary to the provisions of Policies A1, H15 and HD20 of the Harrogate District Local Plan.

CASE NUMBER:	04/04546/FUL	WARD:	Boroughbridge
CASE OFFICER:	Miss Laura Eastwood	DATE VALID:	13.09.2004
GRID REF:	E 439486	TARGET DATE:	08.11.2004
	N 466605	DECISION DATE:	08.11.2004

APPLICATION NO: 6.64.629.FUL

LOCATION:

17 St Helena Boroughbridge York North Yorkshire YO51 9AG

PROPOSAL:

Erection of 4.66m length extension to a height of 1m, on top of existing 1m high wall.

APPLICANT:

Mr R M Whitfield

REFUSED. Reason(s) for refusal:-

- 1 The length and height of the proposed wall would be an intrusive feature in the streetscene and would harm the character and appearance of the locality contrary to Harrogate District Local Plan Policy A1.
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CASE NUMBER:	04/04581/FUL	WARD:	Claro
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	10.09.2004
GRID REF:	E 436727	TARGET DATE:	05.11.2004
	N 462616	DECISION DATE:	25.10.2004

APPLICATION NO: 6.70.84.C.FUL

LOCATION:

(Formerly September Cottage) 1 Town End Cottages Main Street Staveley Knaresborough North Yorkshire HG5 9JZ

PROPOSAL:

Erection of first floor rear extension (Revised Scheme).

APPLICANT:

Mr A Mills

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 25.10.2009
 - 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as amended by letter and/or drawings received by the Council of the Borough of Harrogate on the 15.04.2004 for application 6.70.84.B.FUL and as modified by the conditions of this consent.
 - 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
 - 4 Notwithstanding the submitted details shown on drawing no.ML00451/02D and the terms of condition 02 above, no development shall take place until a plan has been submitted to and approved in writing by the Local Planning Authority to show:-
 1. the ridge height of the extension reduced by at least 0.2m to ensure the ridge tiles do not project above the ridge of the original dwelling.
 2. the south western corner of the extension framed out and rendered over continuous with the eaves and gable to give a visually improved corner.
- Once approved the development shall be carried out strictly in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.
- 5 The flat roof of the ground floor extension shall not be used as a patio/terrace.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12R VISUAL AMENITY
- 4 CD13R VISUAL AMENITY
- 5 To protect the residential amenity of neighbouring property.

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.

CASE NUMBER:	04/03136/FUL	WARD:	Claro
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	01.07.2004
GRID REF:	E 441470	TARGET DATE:	26.08.2004
	N 462970	DECISION DATE:	18.10.2004

APPLICATION NO: 6.71.123.D.FUL

LOCATION:

Land Comprising Part Of OS Field No 5100 Limebar Bank Road Marton Cum Grafton York North Yorkshire

PROPOSAL:

Erection of detached field shelter.

APPLICANT:

Mrs Bell

REFUSED. Reason(s) for refusal:-

- 1 The proposed development by reason of its siting will be detrimental to the visual amenities of this area of pleasant open countryside contrary to the provisions of policies A1 and C13 of the Harrogate District Local Plan and policy E2 of the North Yorkshire Structure Plan.
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CASE NUMBER:	04/01911/FUL	WARD:	Claro
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CASE OFFICER:	Mrs K Williams	DATE VALID:	27.04.2004
GRID REF:	E 438938	TARGET DATE:	22.06.2004
	N 460582	DECISION DATE:	01.11.2004

APPLICATION NO: 6.78.82.A.FUL

LOCATION:

6 South View Arkendale Knaresborough North Yorkshire HG5 0QX

PROPOSAL:

Retention of enclosing of existing front porch structure (revised scheme).

APPLICANT:

Home Housing Association

REFUSED. Reason(s) for refusal:-

- 1 The complete enclosure of the porch structure using the timber boarding detracts from the existing character of the existing dwelling and the balance between the pair of semi-detached dwellings. The proposal therefore has a detrimental impact on the visual amenity and character of the existing building and surrounding area contrary to Harrogate District Local Plan Policies A1, H15 and HD20.

CASE NUMBER:	04/04491/FUL	WARD:	Claro
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	06.09.2004
GRID REF:	E 437740	TARGET DATE:	01.11.2004
	N 460153	DECISION DATE:	25.10.2004

APPLICATION NO: 6.78.81.A.FUL

LOCATION:

1 Poplars Farm Cottages Ferrensby Knaresborough North Yorkshire HG5 0RH

PROPOSAL:

Erection of side conservatory and detached garage.

APPLICANT:

K. Smith

REFUSED. Reason(s) for refusal:-

- 1 The proposed conservatory and garage would detract from the rural character and appearance of the property and surrounding area as it would constitute a disproportionate addition over and above the size and scale of the original

dwellinghouse and previous extensions. The proposal is therefore contrary to the provisions of Policies A1, H15 and HD20 of the Harrogate District Local Plan which seek to ensure development proposals are not harmful to the character and appearance of the dwelling or surrounding area.

CASE NUMBER:	04/03504/FUL	WARD:	Ribston
CASE OFFICER:	Ms S Purvis	DATE VALID:	08.07.2004
GRID REF:	E 442250	TARGET DATE:	02.09.2004
	N 456550	DECISION DATE:	25.10.2004

APPLICATION NO: 6.95.38.C.FUL

LOCATION:

Walker Farm Hopperton Knaresborough North Yorkshire HG5 8NX

PROPOSAL:

Conversion of existing farm building to form 1 no. dwelling with new package treatment plant (site area 0.06 hectares)(Revised Scheme).

APPLICANT:

Mr And Mrs D Robinson

REFUSED. Reason(s) for refusal:-

- 1 The proposed extent of the domestic curtilage together with the upgraded access, and turning and parking areas which would be required to serve the development are considered would have an adverse impact on the character of the countryside due to the isolated position of the barn, and would be harmful to the visual amenity of the area, contrary to Policy C16 and A1 of the adopted Harrogate District Local Plan.

CASE NUMBER:	04/04310/FUL	WARD:	Ribston
CASE OFFICER:	Mrs K Williams	DATE VALID:	31.08.2004
GRID REF:	E 442265	TARGET DATE:	26.10.2004
	N 456605	DECISION DATE:	25.10.2004

APPLICATION NO: 6.95.34.D.FUL

LOCATION:

Gelsthorpe Cottage Hopperton Knaresborough North Yorkshire HG5 8NX

PROPOSAL:

Conversion of double garage to form additional two storey living accommodation, and erection of single storey link extension to existing dwelling.

APPLICANT:

Mr And Mrs R Schofield

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 25.10.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 Notwithstanding the submitted details, the dormer window shall be removed from the application and roof retained as existing in its place. Development shall not commence until a plan scale at no less than 1:50 has been submitted to and agreed with Local Planning Authority, which shows the rear dormer omitted.
- 4 CD12A MATCHING MATERIALS
- 5 The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Gelsthorpe Cottage, Hopperton.
- 6 The window frames of the development hereby permitted shall be constructed in timber and no other materials shall be used without the prior written consent of the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CC01R ACCORDANCE WITH DRAWINGS
- 4 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 5 CF06XR SEPARATE RESIDENTIAL USE NOT ACCEPTABLE
- 6 CD13R 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.

CASE NUMBER:	04/04522/FUL	WARD:	Ouseburn
CASE OFFICER:	Miss Laura Eastwood	DATE VALID:	06.09.2004
GRID REF:	E 444217	TARGET DATE:	01.11.2004
	N 458161	DECISION DATE:	25.10.2004

APPLICATION NO: 6.96.67.B.FUL

LOCATION:

Linnaeus House Church Street Whixley York North Yorkshire YO26 8AR

PROPOSAL:

Conversion of roof space to form additional living accommodation with erection of 2 no dormer windows & 4 no velux windows.

APPLICANT:

Mr & Mrs Newton

REFUSED. Reason(s) for refusal:-

- 1 The proposed dormers would be an incongruous feature on the principal elevation of the building, do not relate well to the fenestration of the building and would be detrimental to the appearance of the building and the character of the conservation area, contrary to policies A01, HD20 and HD03 of the Harrogate District Local Plan and the Supplementary Planning guidance, house extensions and garages.
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