

## HARROGATE BOROUGH COUNCIL

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

DATE: 23 November 2004

<b>PLAN:</b> 10	<b>CASE NUMBER:</b> 03/05886/CON
<b>APPLICATION NO.</b> 6.96.162.A.CON	<b>GRID REF: EAST</b> 444310 <b>NORTH</b> 458047
	<b>DATE MADE VALID:</b> 02.12.2003
	<b>TARGET DATE:</b> 27.01.2004
	<b>WARD:</b> Ouseburn

**APPLICANT:** C W Magson

**AGENT:**

**PROPOSAL:** Conservation Area application for the demolition of outbuildings.

**LOCATION:** Werribee Cottage & Attached Derelict Cottages (Formerly Rose Cottages)  
High Street Whixley York North Yorkshire

## REPORT

### SITE AND PROPOSAL

The site lies within the Whixley conservation area at the junction of Church Street and High Street. A planning application and application for listed building consent has been submitted for the renovation and extension of the existing listed cottages and Werribee Cottage, and the erection of a new detached dwelling.

As part of that development this application seeks consent for the demolition of a number of outbuildings on the site. It is proposed to demolish a brick single storey toilet block and pigsty to the side of Werribee Cottage, both structures of which are derelict and one without a roof. A small lean-to pantry/fuel store attached to Werribee Cottage is also to be demolished.

### MAIN ISSUES

1 Impact On The Character And Appearance Of The Conservation Area.

### RELEVANT SITE HISTORY

03/05888/FUL - Renovation and extension to 3no. terraced cottages, two storey extensions & alterations to 1no cottage, erection of 1no single garage and erection of 1 no. detached dwelling and new vehicular access. WDN 23.01.2004

04/03330/FUL - Renovation and extension of 3 terraced and 2 semi-detached cottages, erection of 1 detached dwelling (site area 0.03ha) and block of 3 garages, formation of vehicular access and felling of 1 no conifer tree within Whixley Conservation Area.

PENDING DECISION.

04/03336/LB - Listed Building application for renovation, including demolition and extension, of 3 terraced and two semi-detached dwellings with internal and external alterations. PENDING DECISION.

## **CONSULTATIONS/NOTIFICATIONS**

### **Parish Council**

Whixley

### **Conservation and Design Section**

No comments received

## APPLICATION PUBLICITY

**SITE NOTICE EXPIRY:** 02.01.2004

**PRESS NOTICE EXPIRY:** 02.01.2004

## REPRESENTATIONS

**WHIXLEY PARISH COUNCIL** - No comments received.

**OTHER REPRESENTATIONS** - 1 representation has been received however it relates to the original submission on the site which was withdrawn (03/05888/FUL) and raises no objection to the loss of the buildings.

**VOLUNTARY NEIGHBOUR NOTIFICATION** - None.

## RELEVANT PLANNING POLICY

PPG1 Planning Policy Guidance 1: General Policy and Principles

PPG15 Planning Policy Guidance 15: Planning and the Historic Environment

## **ASSESSMENT OF MAIN ISSUES**

**1. IMPACT ON CONSERVATION AREA** - Policy HD3 sets out criteria against which development within conservation areas will be assessed. The toilet block and pigsty are derelict and have no architectural merit. Notwithstanding the proposed development of the site the loss of these buildings can only have a positive impact on the conservation area by helping to tidy up the site. The lean-to pantry is small and does not contribute to the character or appearance of the conservation area.

**CONCLUSION** - The demolition of these buildings is not considered to have a detrimental impact on the character and appearance of the conservation area. The proposal to demolish the outbuildings on the site is recommended for approval for the reasons given above.

**CASE OFFICER:**

Mrs L Drake

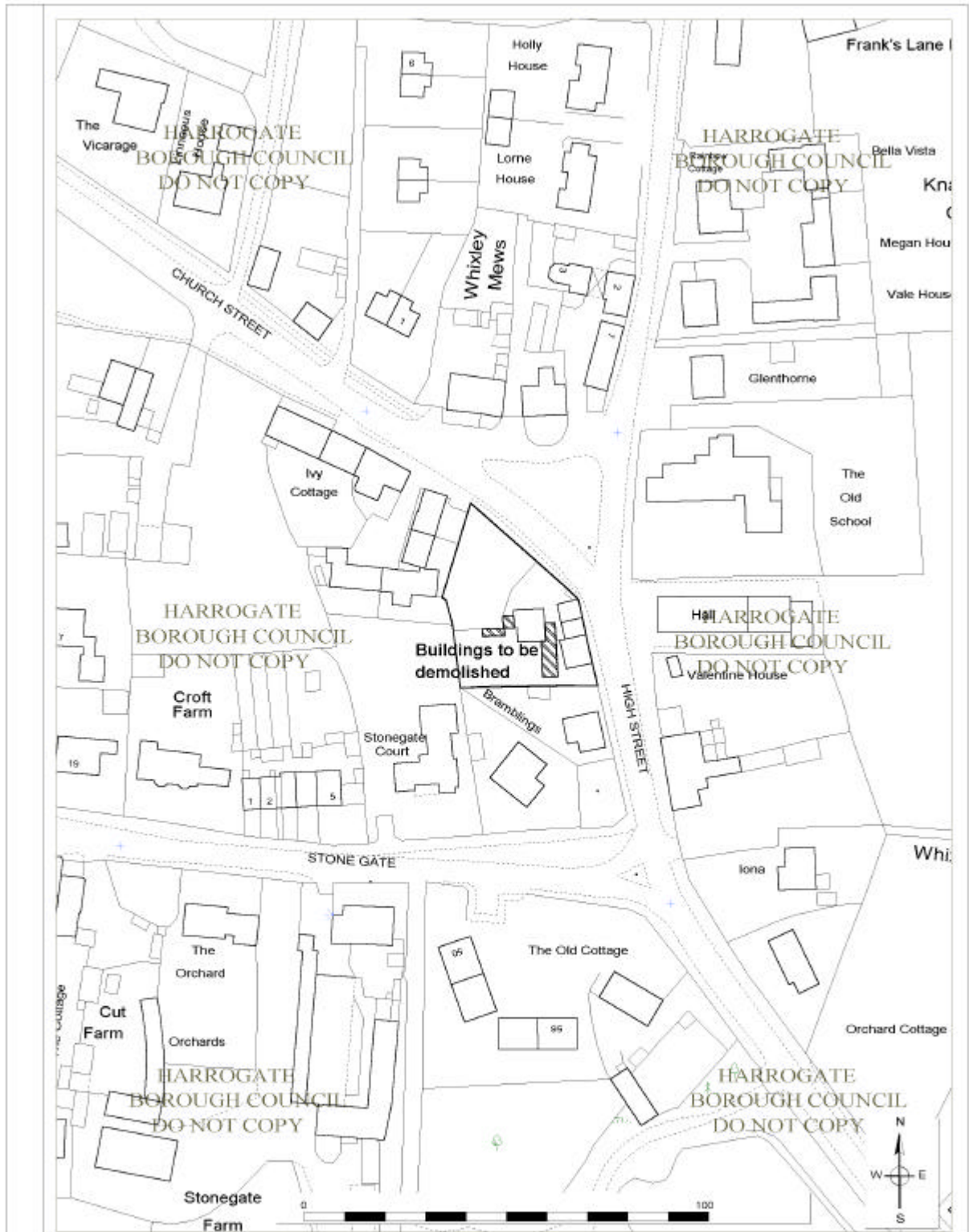
## RECOMMENDATION

That the application be APPROVED subject to the following conditions:-

1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE

Reasons for Conditions:-

1 CA05R TO COMPLY WITH SECTIONS 91-94



**Harrogate**  
 BOROUGH COUNCIL

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**Area 2 DC Committee**

**23/11/2004**

App No.: 6.96.162.A.CON

Case No.: 03/05886/CON

Scale: 1:1250 (at A4 size)

Item No: 10

Drawn by: June Brown

Site Area: 0.11 hectares

Site



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

