

## HARROGATE BOROUGH COUNCIL

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

**DATE: 23 November 2004**

<b>PLAN:</b> 13	<b>CASE NUMBER:</b> 04/04795/FUL
<b>APPLICATION NO.</b> 6.100.2374.A.FUL	<b>GRID REF: EAST</b> 435191 <b>NORTH</b> 458152
	<b>DATE MADE VALID:</b> 22.09.2004
	<b>TARGET DATE:</b> 17.11.2004
	<b>WARD:</b> Knaresborough Scriven

Park

**APPLICANT:** David Collins

**AGENT:** Wave Architecture

**PROPOSAL:** Demolition of existing buildings, erection of residential terrace comprising of 3 no. town houses and 3 no. flats, erection of new community hall and formation of new vehicular access. (Site Area 0.076 ha)(Revised Scheme)

**LOCATION:** Scriven Womens Institute Park Avenue Knaresborough North Yorkshire  
HG5 9ES

## REPORT

### SITE AND PROPOSAL

The application site is the former Scriven WI meeting hall which is located on a site at the corner of Park Avenue and Park Grove. The existing building is a small single storey, timber and concrete building, which is in a poor state of repair, and has been vacant in recent months. The building is long and narrow, and was surrounded by gardens, which have now become overgrown, the site is bounded by a privet hedge.

The application proposes demolition of the existing building and replacement by a mixed use development comprising a replacement meeting hall of the same size as the former WI meeting hall, and residential development. As the application was originally submitted, the residential development comprised 3no 3 bedroom town houses, and 3no flats, 2 of which have 2 bedrooms and 1 with 1 bedroom. Revised drawings were submitted on 10th November 2004 which amend the application to 3No. 3 bedroom town houses, and 2No. flats, a 2 bedroom flat arranged over two floors and a 1 bedroom flat. 1 off street car parking space is proposed for each dwelling, and two off street car parking spaces are proposed for the meeting hall, one of which is a designated disabled space.

### MAIN ISSUES

1. Principle
2. Residential Amenity
3. Visual Amenity
4. Access and Parking
5. Open Space

## **RELEVANT SITE HISTORY**

6.100.2374.FUL - Demolition of existing building and erection of two and three storey building comprising 5No terraced dwellings, 4No flats, and new community hall (site area 0.076Ha) Withdrawn 26.08.2004.

## **CONSULTATIONS/NOTIFICATIONS**

### **Parish Council**

Knaresborough

### **DLAS - Open Space**

Commuted sum of £5423.00 requested

### **Environmental Health**

Recommend condition requiring an acoustic report prior to commencement

### **Chief Engineer (H and T)**

Refer to assessment

### **Local Plans Policy**

No comments received

### **Yorkshire Water**

Recommend conditions be imposed

### **H.B.C Land Drainage**

No comments

## **APPLICATION PUBLICITY**

**SITE NOTICE EXPIRY:** 29.10.2004

**PRESS NOTICE EXPIRY:** 29.10.2004

## **REPRESENTATIONS**

**KNARESBOROUGH TOWN COUNCIL** - Have no objections:

**OTHER REPRESENTATIONS** - 8 letters of objection have been receive from local residents raising the following concerns:

- The proposal represents over development considerably in excess of PPG3 guidance
- The proposal will reduce on street parking and will place greater pressure on on-street parking
- The development will not be in keeping with surrounding properties
- Land should be used for community purposes only
- Speculative development

- Community would be better served by the land being used as allotments, ornamental gardens, children's play area, seating, a village green, car parking or even a properly proportioned community hall
- Height of proposed dwellings far in excess of existing building
- Size of proposed community hall is too small and it may therefore not be viable
- Proposed development not sympathetic to surroundings
- Proposed opening hours of hall do not suit after work activities
- Proposed development will impede on privacy and will block light
- Access to garages will be impeded by proposed development
- Concern over proximity of community hall to existing properties
- Plans would result in loss of parking in back lane to Boroughbridge Road
- Proposed buildings will "stick out like a sore thumb"
- Part of site must be for Community Use, and members of the community should have a say in what is implemented

Two letters of support have been received , one from a Scriven Parish Councillor expressing interest in using the new meeting hall facility.

**VOLUNTARY NEIGHBOUR NOTIFICATION** - None undertaken.

#### RELEVANT PLANNING POLICY

- PPG1 Planning Policy Guidance 1: General Policy and Principles
- PPG3 Planning Policy Guidance 3: Housing
- PPG13 Planning Policy Guidance 13: Transport
- LPHD20 Harrogate District Local Plan (2001, as altered 2004) Policy HD20: Design of New Development and Redevelopment
- LPA01 Harrogate District Local Plan (2001, as altered 2004) Policy A1: Impact on the Environment and Amenity
- LPR04 Harrogate District Local Plan (2001, as altered 2004) Policy R4: Open Space Requirements for New Residential Development
- LPT02 Harrogate District Local Plan (2001, as altered 2004) Policy T2: Vehicle Access
- LPT16 Harrogate District Local Plan (2001, as altered 2004) Policy T16: Disabled Parking
- LPT17 Harrogate District Local Plan (2001, as altered 2004) Policy T17: Cycle Parking
- LPCF09 Harrogate District Local Plan (2001, as altered 2004) Policy CF9: Other New Community Facilities
- LPHX Harrogate District Local Plan (2001, as altered 2004) Policy HX: Managed Housing Site Release
- LPH05 Harrogate District Local Plan (2001, as altered 2004) Policy H5: Affordable Housing
- LPH06 Harrogate District Local Plan (2001, as altered 2004) Policy H6: Housing developments in the main settlements and villages
- LPH13 Harrogate District Local Plan (2001, as altered 2004) Policy H13: Housing Density, Layout and Design
- LPH17 Harrogate District Local Plan (2001, as altered 2004) Policy H17: Housing Type
- LPCFX Harrogate District Local Plan (2001, as altered 2004) Policy CFX: Community Facilities Protection

#### ASSESSMENT OF MAIN ISSUES

**1. LAND USE/PRINCIPLE** - Policy CFX is relevant, as the site has previously been in use as a community facility, as the Scriven Womens Institute meeting hall. It is understood that as well as its use by the WI, the meeting room was hired out to community groups and has been used for a variety of community purposes. The applicant is seeking to comply with criterion B of Policy CFX, by providing a replacement facility for the existing meeting hall, in which case there is no requirement for the submission of marketing information in support of the application. To be a satisfactory replacement the new meeting hall should have the capacity to fully meet the community needs previously met by the existing building. The proposed new hall provides the same level of floorspace albeit in a different configuration than the existing building. The proposed hall has a kitchen area, a toilet and store, providing similar, albeit more modern facilities than the existing building. The hall is also proposed with two off street car parking spaces and 6 cycle spaces. An area of land on the corner of Park Avenue and Park Grove, is proposed to be landscaped to provide amenity space. The hall is proposed to be arranged privately by the developer, and the management arrangements of the hall would have to be secured through a S106 agreement, to ensure the building would be genuinely available to interested community groups, and to ensure that the hall was managed in such a way to ensure its ongoing viability.

The site measures less than 0.3Ha, and 6 units are proposed, falling below the relevant thresholds in Policy HX above which substantial planning benefits must be provided. There is no requirement for affordable housing as the thresholds in Policy H5 are not exceeded. Policy H13 requires that densities of between 30 and 50 dwellings per hectare be achieved in urban areas. The density of the proposed development, whilst reduced from the previous proposal, is still well in excess of 50 dwellings, at 100 dwellings per hectare, and is considered to represent an overdevelopment of the site, harmful to amenity and contrary to Policies H13, H6 and A1.

**2. RESIDENTIAL AMENITY** - The revised scheme is considered to be much improved over the previous application in terms of its impact on the residential amenity of nearby residents, with issues of over bearing and overlooking having been addressed. There are however still concerns over the residential amenity of the occupants of the development. Revised drawings were submitted on 10th November 2004 in an attempt to address these concerns. There was concern that the garden area, and rear elevation to Plot 1 is impacted upon by the height of the rear elevation of the community hall, which has an overbearing effect. The revised drawings show the eaves level on the rear elevation of the community hall reduced by a further 0.45m, which would give an eaves height of approximately 4m at the rear of plot 1. This is a considerable reduction from the 5.5m eaves height as originally submitted however, it is still considered that this will have an unacceptable impact on the residential amenity of the occupants of plot 1. The recently revised drawings also increase marginally the distance between the residential block and the meeting hall, again to mitigate against the overbearing effect, however it is considered that the separation is not sufficient to achieve this, and that there is still an overbearing effect, detrimental to residential amenity.

In addition there were also concerns regarding the residential amenity of the occupants of the ground floor flat which it was considered will be harmed by the location of the parking space immediately adjacent to the living room and bedroom windows, as shown on the submitted scheme. The revised scheme submitted on 10th November 2004 addresses this issue by combining the first and second floor flats to form a single two bed flat over two

floors, this means there is need for one less car parking space, which in turn allows a small rear yard to be provided to the ground floor flat. It is considered that this amendment has sufficiently overcome concerns in relation to the residential amenity of the ground floor flat.

There remains concern over the proximity of the car parking spaces to the rear garden of Plot 3 and the potential for noise and disturbance which would result, one of the spaces is allocated to Plot 3 but the other is allocated to Plot 2. It is considered that a less intensive scheme would not have the same implications for residential amenity. Together with the objection to the overbearing effect of the meeting hall on plot 1 it is considered therefore that the proposal is contrary to Policies A1 and H6 of the adopted Local Plan.

**3. VISUAL AMENITY** - The proposed development is designed in a modern interpretation of the traditional built form in the area. The buildings are proposed in traditional materials of brick and render with slate roofs, which are common to the area, and the built form of the residential element, particularly the town houses is representative of the pattern of development in surrounding streets. The community building is again a modern design, and is designed so as to distinguish its use from the residential part of the scheme. Whilst it is acknowledged the matter is subjective there is no objection to the external appearance of the proposal. It is considered however, as referred to above, that the proposal is overintensive and represents over development of the site, it is considered that this overintensive development results in harm to the visual amenity of the area.

**4. ACCESS AND PARKING** - The proposal provides 1 off street car parking space per dwelling, and two off street spaces are provided for the community facility. There is no objection to the provision of only 1 space per dwelling, which is limited and will not necessarily cater for all of the cars associated with the development, but it does accord with government guidance in PPG3 and PPG6. This is a relatively sustainable location, within the urban area. There is some concern that there are only two spaces provided for the community facility, and that therefore on street parking will result while the meeting hall is in use. The Council's Highway Engineer conducted a survey of on street parking in the area to determine whether there was capacity available on street for additional parking. He concluded that if the meeting hall generated 4-5 cars, and two spaces were provided off street, then there was likely to be capacity on street for the remainder. This does not take into account visitor parking to the residential units or any additional vehicles associated with the residential element not catered for by the scheme. It is not considered that an objection can be sustained on the basis of the additional on street parking likely to result from the scheme, given government guidance in respect of reducing car parking provision as a means to reduce reliance on the private car.

The Council's Engineer has also expressed concern regarding the spaces to be accessed off the back lane to Boroughbridge Road. Boroughbridge Road is an unsurfaced road, and is currently used by residents of Boroughbridge Road for parking. The creation of car parking spaces off the back lane will reduce opportunities for residents of Boroughbridge Road to park. In addition the Council's Engineer has drawn the applicants attention to the level difference between the back lane and the application site, and has queried how this will be resolved.

Should permission be granted for the development as proposed conditions would be required to provide for improvements to the back lane, in terms of surfacing and drainage, and preventing a door being added to the car port.

**5. OPEN SPACE** - An open space commuted sum of £5423.00 has been calculated for the proposed development. This is to be targeted towards provision of open space facilities at Jacob Smith Park. The applicant has indicated he is willing to enter into a S106 agreement for the payment of this sum.

**CONCLUSION** - The proposed development is considered to represent an overdevelopment of the site, harmful to the visual amenities of the area, and to the residential amenities of the occupants of the proposed development. Refusal is recommended.

**CASE OFFICER:** Ms S Purvis

#### RECOMMENDATION

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

- 1 The proposed development is considered to be harmful to the residential amenity of its future occupants, due to the overbearing impact of the community hall on Plot 1, and the noise and disturbance due to the proximity of the car parking to the rear garden area of Plot 3. The proposal is therefore contrary to Policies A1, H13, H6, and HD20 of the adopted Harrogate District Local Plan (as altered 2004).
- 2 The proposed development is considered to represent an overdevelopment of the site, resulting in harm to the residential amenity of occupants of the development, and to the visual amenity of the area, contrary to Policies A1, HD20 and H6 of the adopted Harrogate District Local Plan (as Altered 2004).



**Harrogate**  
BOROUGH COUNCIL

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**Area 2 DC Committee**

**23/11/2004**

App No.: 6.100.2374.A.FUL

Case No.: 04/04795/FUL

Scale: 1:1250 (at A4 size)

Item No : 13

Drawn by: J Brown

Site Area.: 0.082 hectares

Site



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

