

## HARROGATE BOROUGH COUNCIL

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

**DATE: 14 December 2004**

|                                      |  |
|--------------------------------------|--|
| <b>PLAN:</b> 10                      | <b>CASE NUMBER:</b> 04/01439/FUL                 |
|                                      | <b>GRID REF: EAST</b> 434715 <b>NORTH</b> 460375 |
| <b>APPLICATION NO.</b> 6.84.40.B.FUL | <b>DATE MADE VALID:</b> 24.05.2004               |
|                                      | <b>TARGET DATE:</b> 19.07.2004                   |
|                                      | <b>WARD:</b> Claro                               |

**APPLICANT:** Matthew Clark

#### **AGENT:**

**PROPOSAL:** Reinstatement of Sunnyside Cottage including demolition of outbuildings and erection of two storey extension (site area 0.01ha).

**LOCATION:** Sunnyside Farm Farnham Knaresborough North Yorkshire HG5 9JD

#### **REPORT**

##### **SITE AND PROPOSAL**

Sunnyside Farm is about 400m southwest of Farnham, off the Scotton road. Access to the site is gained from a track which leads off the Scotton road, about 150m out of the village. The site is well screened with both native and coniferous trees, such that there are no distant views into the site, although the gable of the farmhouse is visible from distance from the approach road leading north into Farnham.

Planning permission to site a log cabin on the site (Ref 6.84.40.D.FUL) was granted by the Area 2 Development Control Committee on 28 September 2004. An application to site two further log cabins on site for was deferred at the same meeting.

The buildings on site comprise Sunnyside Farm, the original farmhouse, which is linked to Sunnyside Cottage. Despite its description and appearance, the 'Cottage' is not a dwellinghouse. Thus the Cottage has four windows and a door to the front elevation, and a chimney, but has effectively been used as a barn for storage.

The Cottage is linked to the farmhouse by a lean-to extension on its west gable, which in turn is linked to a 2-storey red brick outbuilding attached to the east gable of the house.

It is proposed to demolish the outbuildings linking the two buildings and erect a 2-storey extension to the Cottage, which would then be used as a separate dwelling.

The proposed extension would break forward from the front elevation of the Cottage, forming a gable. This would have a balcony at first floor level, with a glazed sunroom below.

#### **MAIN ISSUES**

1. Policy
2. Impact on Character of Barn
3. Highway Safety
4. Public Open Space

### **RELEVANT SITE HISTORY**

See progress sheet

### **CONSULTATIONS/NOTIFICATIONS**

#### **Parish Council**

Farnham

#### **Environment Agency**

The site is within the indicative floodplain. A Flood Risk Assessment is required for this development in line with PPG25.

#### **Minerals & Waste Planning, NYCC**

No comments received

#### **Highway Authority**

Recommends refusal as clear visibility of 90m cannot be achieved in an easterly direction.

#### **DLAS - Open Space**

Commuted sum - £364

#### **Claro Internal Drainage Board**

The applicant should be required to carry out the appropriate hydrological tests to ensure that any soakaway will be effective.

### **APPLICATION PUBLICITY**

**SITE NOTICE EXPIRY:** 29.06.2004

**PRESS NOTICE EXPIRY:** 25.06.2004

### **REPRESENTATIONS**

#### **FARNHAM PARISH MEETING** - Objects on the following grounds:

That the application is not valid. Local knowledge believes that the property described as 'Sunnyside Cottage' has never been a dwelling and that, shortly after the present owners acquired that property known as Sunnyside Farm, a planning application was submitted to create dwelling at this property, this application was refused. So far as is known has never been a further application.

Nevertheless, if an application was made which the Authority can be satisfied as to the accuracy and veracity of statement made, the village would have little or no reason to

object.

**OTHER REPRESENTATIONS** - Letter received from occupant of Heron Court, objecting to development on following grounds;

- Sunnyside Cottage was never a dwelling

**VOLUNTARY NEIGHBOUR NOTIFICATION** - None undertaken

#### RELEVANT PLANNING POLICY

PPG1 Planning Policy Guidance 1: General Policy and Principles

LPHD20 Harrogate District Local Plan (2001, as altered 2004) Policy HD20: Design of New Development and Redevelopment

LPC16 Harrogate District Local Plan (2001, as altered 2004) Policy C16: The Re-use and Adaptation of Rural Buildings

LPH07 Harrogate District Local Plan (2001, as altered 2004) Policy H7: Housing development in the countryside

#### ASSESSMENT OF MAIN ISSUES

**1. POLICY** - Policy C16 refers to the conversions of rural buildings, and sets out various criteria that should be met. These are considered below. Policy HD20 also sets out criteria relating to the design of new development. Policy H7 states that the erection of new dwellings in the open countryside will only be permitted where they are essential to the needs of agriculture, forestry or where there is another special justification.

**2. IMPACT ON CHARACTER OF BARN** - Although Sunnyside Cottage has all the appearance of a house, it is an outbuilding, and needs to be considered under the terms of Policy C16.

There is no objection to the demolition of the existing linking outbuildings, which if anything detract from the character of both principal buildings. However, the scale and design of the proposed extension is such that it is considered to detract from the simple character of the Cottage. Thus the proposed extension would tend to subsume the original building through its scale and form. The proposed extension would represent a 66% increase in the floorspace of the building. The scale of the extension is such that the resulting building should be considered as a new dwelling, and not a conversion. This would represent a new dwelling in the open countryside, contrary to Local Plan Policy H7.

**3. HIGHWAY SAFETY** - The Highway Authority has recommended that permission be refused due to the sub-standard visibility from the access. The visibility to the east is 2m x 70m, whereas the required visibility is 2m x 90m. Notwithstanding a similar objection, planning permission was recently granted for the siting of a holiday chalet on this site. However, this was on the basis that a static caravan was to be removed, and that the holiday use would not generate too much traffic.

This application is for an additional dwelling which would generate more traffic than the holiday chalet. It is therefore considered that there is no reason to overturn the recommendation of the Highway Authority in this instance.

**4. PUBLIC OPEN SPACE** - The applicant has signed a unilateral undertaking to make a payment of £364 towards the provision of off-site public open space.

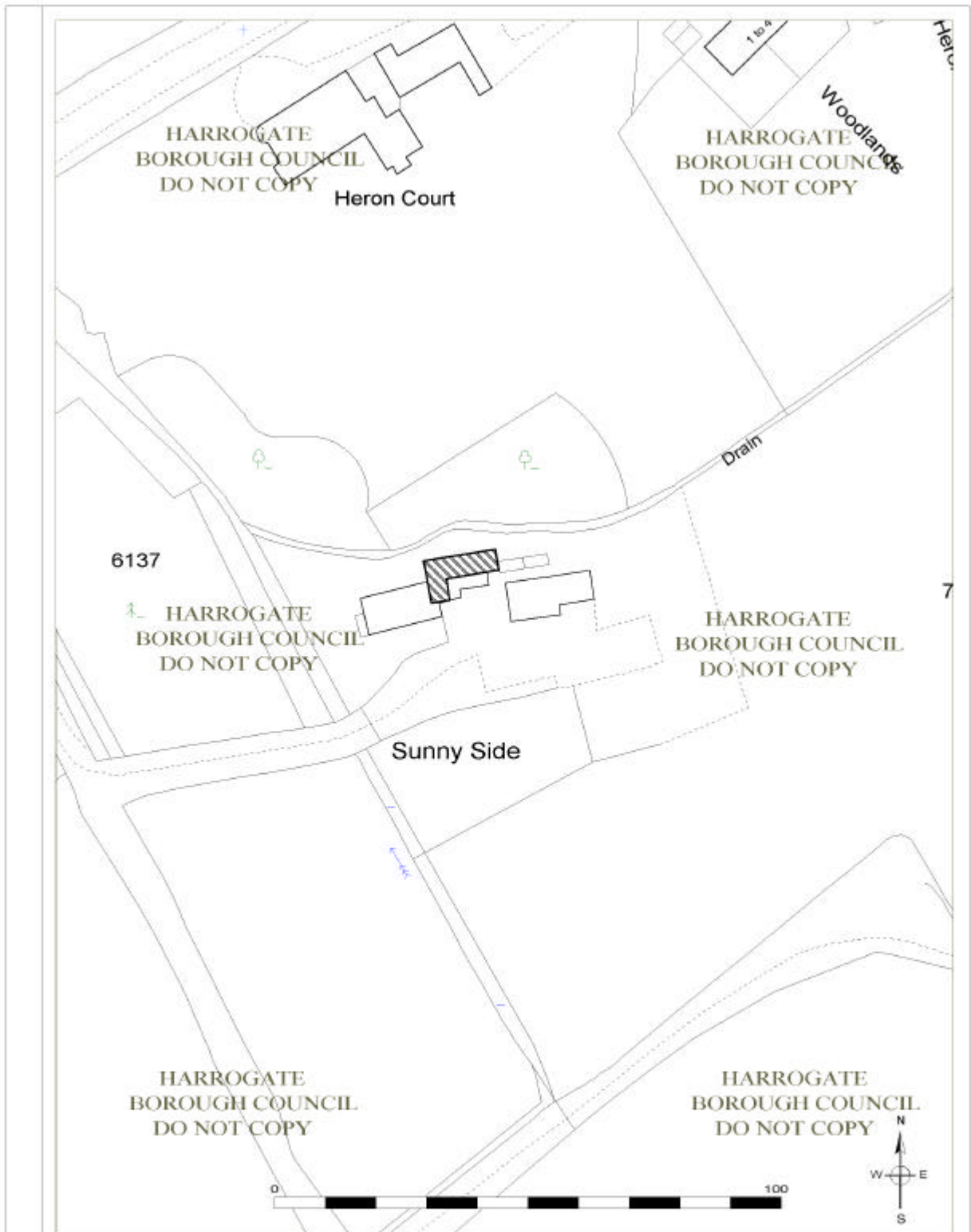
**CONCLUSION** - The proposed extension is considered to be over-large in relation to the outbuilding known as Sunnyside Cottage, to the extent that the development is effectively for a new dwelling in the open countryside. Furthermore, the proposed new dwelling would generate additional traffic from a site with sub-standard visibility.

**CASE OFFICER:** Mr M Williams

#### RECOMMENDATION

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

- 1 The proposed development represents extensive alteration and extension to this rural building, and is of a scale and design such that it would detract from the character and appearance of the building, contrary to Policy C16.
- 2 The scale of the proposed extension is such that it would be tantamount to the erection of a new dwelling. This site is in the open countryside, outside the development limit of any settlement, and a new dwelling would be contrary to Local Plan Policy H7 and Government advice in PPS7.
- 3 The local planning authority considers that clear visibility of 90m cannot be achieved along the public highway in an easterly direction from a point 2m from the carriageway edge measured down the centre line of the access road and consequently traffic generated by the proposed development would be likely to create conditions prejudicial to highway safety.



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**Area 2 DC Committee**

**14/12/2004**

App No.: 6.84.40.B.FUL

Case No.: 04/01439/FUL

Scale: 1:1000 (at A4 size)

Item No: 10

Drawn by: J Brown

Site Area: 0.01 hectares

Site



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

