

HARROGATE BOROUGH COUNCIL

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

DATE: 14 December 2004

PLAN: 14	CASE NUMBER: 04/04343/FUL
APPLICATION NO. 6.100.2387.A.FUL	GRID REF: EAST 435727 NORTH 457456
	DATE MADE VALID: 23.08.2004
	TARGET DATE: 18.10.2004
	WARD: Knaresborough East

APPLICANT: Harrogate Property Investment

AGENT: Jardel Architectural

PROPOSAL: Conversion of 1 no dwelling to form 2 no dwellings, including the erection of two storey side extension and detached single garage.

LOCATION: 1 Park Lane Knaresborough North Yorkshire HG5 0DQ

REPORT

SITE AND PROPOSAL

No. 1 Park Lane is a double-fronted house at the end of the terrace of houses. It is next to the junction with Halfpenny Lane. There is an existing vehicular access off Park Lane, near the junction, which leads a drive to the side of the house.

A walled garden extends to the rear of the house, fronting Halfpenny Lane. A lower wall cuts across the corner of the junction to provide visibility across to the opposite junction of Park Lane and Chain Lane. A flowerbed has been planted between this wall and the highway. These improvements were apparently installed as a result of a fatal road accident about 30 years ago.

It is proposed to erect a 2-storey extension on the west side of the house, facing the junction, and divide the house into two dwellings.

The proposed extension would extend the house out by about 3m under a continuation of the hipped roof. It would extend past the rear of the existing house by about 2m. The house would be divided to form one 2-bedroomed and one 3-bedroomed house.

The existing drive would be retained and offer one parking space to the side of Unit 1. In addition, a new vehicular access would be formed off Halfpenny Lane. This would provide access to parking and turning space behind the houses. This area is also intended to provide parking for two new dwellings which are proposed in the garden to the rear. These houses are the subject of a separate application, but this application can still be determined individually on its own merits.

MAIN ISSUES

1. Policy
2. Parking
3. Impact on Neighbours
4. Public Open Space

RELEVANT SITE HISTORY

None.

CONSULTATIONS/NOTIFICATIONS

Parish Council

Knarborough

Chief Engineer (H and T)

Recommends conditions re construction of parking court and access, lighting _ drainage.
Unit 2 needs to be allocated at least one of parking spaces.

DLAS - Open Space

Commuted sum _ £2039

Yorkshire Water

Observations not required

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 05.10.2004

PRESS NOTICE EXPIRY: 24.09.2004

REPRESENTATIONS

KNARBOROUGH TOWN COUNCIL - Does not object to or support the application, but has some concern that the proposed development may create parking difficulties.

OTHER REPRESENTATIONS - 8 letters of objection received from:

3, 9,13 Park Lane
3 Princess Drive
6 Granby Road
10 Halfpenny Lane
The Forest School, Park Lane

Grounds of objection:

Dangerous road layout/busy junction
Extension would obscure visibility
Increased traffic
Lack of off-street parking

Harm to character of area

Further letter received from 3 Park Lane in response to amended plans (Appendix 1).

VOLUNTARY NEIGHBOUR NOTIFICATION - None undertaken

RELEVANT PLANNING POLICY

- PPG1 Planning Policy Guidance 1: General Policy and Principles
- PPG3 Planning Policy Guidance 3: Housing
- 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
- LPH09 Harrogate District Local Plan (2001, as altered 2004) Policy H9: Sub-division of Dwellings
- LPH15 Harrogate District Local Plan (2001, as altered 2004) Policy H15: Extensions to Dwellings
- LPHX Harrogate District Local Plan (2001, as altered 2004) Policy HX: Managed Housing Site Release
- 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

ASSESSMENT OF MAIN ISSUES

1. POLICY- The site is within the development limit of Knaresborough, so there is no objection to residential development under Policy H6. The site falls below the thresholds set by Policies H5 and HX, so there is no requirement for affordable housing.

Policy H9 states that the sub-division of existing dwellings in the main settlements into smaller units will be permitted except where it would result in any of the following:

- A) External alterations to the building harmful to the character or appearance of the building or area.
- B) Additional on-street parking detrimental to highway safety and the free flow of traffic on adjacent highways.
- C) An adverse impact on neighbouring residential amenity or residential character of the locality.

The proposed extension to the house is considered to be in keeping with the existing building and its surroundings. It is relatively modest in scale, and while it would continue under an extension of the existing hipped roof, this would not appear out of keeping with the main house or its setting. The continuation of the extension to the rear would be about 1m lower than the main ridge, and so would appear subservient to the main building. The proposed extension is therefore considered to comply with the requirements of Policies H9 and H15.

Parking and highway safety are two of the main issues to be considered, and are discussed separately below.

The impact of the proposed development on residential amenity is considered below.

2. PARKING/HIGHWAY SAFETY - This site is close to a busy junction which has been the scene of road accidents in the past. There would also appear to be a problem in the area with on-street parking. Thus the access and parking arrangements here have been discussed in some detail with the Council's Highway Engineer. It is considered that the existing drive off Park Lane should be retained, as this provides convenient off-street parking for one of the proposed units. The construction of the proposed parking court would also provide adequate off-street parking for the units proposed here and in the garden to the rear. The proposed parking court would also provide turning facilities, which most houses in the area do not have.

If for some reason the development to the rear did not proceed, or did not gain planning permission, this area would be reduced in size so that it served only these proposed dwellings. The applicant has been asked to submit an illustrative plan showing how this would be achieved, and this should be available at the meeting.

The proposed extension would not interfere with the sightline created by the lowered wall and flowerbed. At its nearest point, it would be 2m inside this wall.

3. RESIDENTIAL AMENITY - The proposed extension would be erected facing the road junction, and would not impact on any neighbour through overlooking, overbearing or loss of light. Similarly, the proposed sub-division of the house to form two dwellings is not considered to detract from the amenities of any neighbour.

The proposed parking court would introduce an increased level of activity into what is currently a back garden, and abuts a neighbour's garden. The two gardens are divided by tall walls and buildings, which will provide a screen from headlights, and act as a partial buffer for noise. While there will undoubtedly be an increase in noise levels associated with cars parking and turning, this is not considered to detract unduly from the amenities of neighbours, given that their location next to a busy junction will mean background traffic noise levels will already be quite high.

4. PUBLIC OPEN SPACE - The applicant has signed a unilateral undertaking, agreeing to make a payment of £2039 towards the provision of off-site public open space.

CONCLUSION - The proposed extension and sub-division of this property is considered to be acceptable in accordance with Policies H9 and H15. Understandable concern has been expressed by neighbours, and the local school, regarding increased traffic, parking problems, and the proximity of this development next to a busy junction. However, the proposed development provides sufficient off-street parking and also provides turning facilities, which are not enjoyed by many houses in the area. Whilst acknowledging these local concerns, they are not considered to justify refusal of this application.

As stated earlier, a separate application has been submitted for the erection of two dwellings in the garden to the rear of this site. While the two developments would share the parking court, this application is capable of being determined on its own merits, and

accordingly it is recommended that planning permission be granted. Such a decision would not prejudice determination of the separate application.

CASE OFFICER: Mr M Williams

RECOMMENDATION

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

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 10.11.2004
- 3 HWH35 HIGHDT - DEV NOT COMMENCED ... 04/685-02 ... a) the construction of the parking court and access ... b) the introduction of lighting and drainage
- 4 HW18 PROV'N OF APP'VD PARKING/MANOEUVR'G/TURN ... 04/685-02
- 5 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 6 One of the parking spaces in the parking court hereby permitted shall be retained for the sole use of Unit 2 at all times

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 HWH35R ROAD SAFETY REQUIREMENTS
- 4 HW18R ROAD SAFETY REQUIREMENTS
- 5 CD12R VISUAL AMENITY
- 6 HW19R ROAD SAFETY REQUIREMENTS

