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CASE NUMBER: 04/01439/FUL
GRID REF: EAST 434715 NORTH 460375

APPLICATION NO.: 6.84.40.B.FUL

LOCATION:

Sunnyside Farm Farnham Knaresborough North Yorkshire HG5 9JD

PROPOSAL:

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

APPLICANT: Matthew Clark

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.

(Mr A Turner (objector) and Mr M Clark (applicant who answered questions) attended the meeting and spoke to the item under the Council's Opportunity to Speak Scheme).

(Six Members voted in favour of the motion, with one voting against and three abstaining).