

**63/04(13)**

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**CASE NUMBER: 04/04762/FUL**  
**GRID REF: EAST 435665 NORTH 450270**

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**APPLICATION NO.:** 6.122.255.A.FUL

**LOCATION:**

Park Lane Stables Park Lane Spofforth Harrogate North Yorkshire HG3 1BY

**PROPOSAL:**

Demolition and removal of all buildings and erection of 1 detached dwelling and detached double garage. (Site Area 0.148 ha)

**APPLICANT:** F J Moss

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 14.12.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CI02Y PD REST,NO EXTNS,GRGS&ROOF/DORMER WINDS
- 4 CI02Z PD RESTRICTION, NO ... buildings within curtilage
- 5 CI07 RESTRICTED GARDEN AREA
- 6 CD04Y SAMPLE STONework PANEL
- 7 CD12X SAMPLES OF MATCHING MATERIALS
- 8 Prior to commencement of the development hereby approved, all existing buildings shall be removed from the site.
- 9 HW23 GARAGE CONVERSION TO HABITABLE ROOM

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CI02YR PROTECT VISUAL AMENITY
- 4 CI02ZR PROTECT VISUAL AMENITY
- 5 CI07R INTRUSION INTO AGRICULTURAL AREA
- 6 CD04YR CONFORM TO REQUIREMENTS OF LOCALITY
- 7 CD12XR IN THE INTERESTS OF VISUAL AMENITY
- 8 In the interests of visual amenity and retaining the openness of the Green Belt.
- 9 HW23R ROAD SAFETY REQUIREMENTS

**JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into

account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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