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CASE NUMBER: 04/05087/OUT
GRID REF: EAST 435968 NORTH 456730

APPLICATION NO.: 6.100.133.E.OUT

LOCATION:

The Pines 11 Wetherby Road Knaresborough North Yorkshire HG5 8LG

PROPOSAL:

Outline application for the erection of 1 dwelling and detached garage with siting and access considered. (Site Area 0.048)

APPLICANT: Mr And Mrs B O'Grady

REFUSED. Reason(s) for refusal:-

- 1 The proposed bungalow, which would be built very close to the rear boundary of the site, would constitute an over-intensive use of the site, which would have an unacceptably harmful effect upon the reasonable enjoyment of the two dwellings at Nos3 and 5 Wetherby Road by reason of overshadowing and overbearing. The proposed development would therefore be contrary to Harrogate District Local Plan Policies A1, HD20 and H14.
- 2 The provision for parking and turning facilities within the site is inadequate and will lead to vehicles reversing, if not parking on York Road, which is unacceptable and would be contrary to Harrogate District Local Plan Policies T2 and A1.

(UNANIMOUS DECISION)