

## HARROGATE BOROUGH COUNCIL

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

**DATE: 18 January 2005**

<b>PLAN:</b> 05	<b>CASE NUMBER:</b> 04/05525/FUL
<b>APPLICATION NO.</b> 6.100.2352.A.FUL	<b>GRID REF: EAST</b> 435435 <b>NORTH</b> 457897
	<b>DATE MADE VALID:</b> 27.10.2004
	<b>TARGET DATE:</b> 22.12.2004
	<b>WARD:</b> Knaresborough Scriven

Park

**APPLICANT:** Mr And Mrs A Newband

**AGENT:** Mr A G Kirk

**PROPOSAL:** Erection of two storey side extension (Revised Scheme).

**LOCATION:** 25 Pasture Crescent Knaresborough North Yorkshire HG5 0PF

## REPORT

### SITE AND PROPOSAL

Red brick two storey semi-detached property located in a residential area of Knaresborough. The house is located in an area of similar semi-detached properties which line the streets. This property is located on a slightly elevated corner plot on Meadow Road and Pasture Crescent. In the immediate area at No. 50 Pasture Crescent there is a recently completed similar two storey side extension.

The proposal seeks to add a two storey side extension, which will include at ground floor a porch area and utility room, and garage. At first floor it is proposed to add another bedroom and bathroom. There is currently no vehicular access into the site, but as this is not a classified road planning permission is not required for this element. The applicant would be required to obtain the relevant approvals from the Highways Authority for creating a new access to reach the garage.

The proposed extension would be a subservient addition to the original house, as it would be set back from the front and rear walls of the house by approximately 0.3 metres. The ridge of the roof has also been set down from that of the host building and the roof would be of a hipped design to match the original. The proposed extension would also use matching materials.

### MAIN ISSUES

1. Impact On The Character And Appearance Of The Dwelling And Locality
2. Impact On Neighbouring Residential Amenity

## **RELEVANT SITE HISTORY**

6.100.2352.FUL - Erection of two storey side extension: REF 17.05.2004.

## **CONSULTATIONS/NOTIFICATIONS**

**Parish Council**  
Knaresborough

### APPLICATION PUBLICITY

**SITE NOTICE EXPIRY:** 03.12.2004  
**PRESS NOTICE EXPIRY:**

### REPRESENTATIONS

**KNARESBOROUGH TOWN COUNCIL** - Has no objections.

**OTHER REPRESENTATIONS** - No representations received 04.01.2005.

**VOLUNTARY NEIGHBOUR NOTIFICATION** - ???

### RELEVANT PLANNING POLICY

PPG1 Planning Policy Guidance 1: General Policy and Principles  
LPA01 Harrogate District Local Plan (2001, as altered 2004) Policy A1: Impact on the Environment and Amenity  
LPH15 Harrogate District Local Plan (2001, as altered 2004) Policy H15: Extensions to Dwellings  
LPHD20 Harrogate District Local Plan (2001, as altered 2004) Policy HD20: Design of New Development and Redevelopment  
SPGHSE Supplementary Planning Guidance: House Extensions and Garages: A Design Guide

## **ASSESSMENT OF MAIN ISSUES**

The Council's adopted Supplementary Design Guidance on House Extensions and Garages states that two storey side extensions can unbalance the appearance of the existing property by adding a large mass of building to one side. This impact can be lessened by using similar proportions, roof pitch and type of roof and ensuring that eaves levels match. It states that setting the extension back from the front wall of the main house can avoid an unsightly junction of new and old materials which do not match exactly and that if the ridge of the roof is slightly lower than the main house this will help to ensure that the extension does not dominate the original house.

The earlier refused extension did not accord with the above principles, the extension was too wide, the ridge of the roof was not set down and the set back from the front wall was minimal. This proposal has been reduced in width, the ridge of the roof has been lowered

and the set back from the front and rear wall increased. The proposed extension is now an acceptable design which is in accordance with the council's adopted Supplementary Planning Design Guidance on two storey side extensions. Therefore it is considered that the extension will not harm the character or appearance of the original dwelling or pair of semi-detached properties nor will have an unacceptable impact within the streetscene or harm the visual amenity of the area.

The proposal is not considered to result in an unacceptable impact on residential amenity. The neighbours rear garden area is already overlooked by a bedroom window. The addition of another bedroom window from the first floor of the extension is not considered to have any further unacceptable impact on neighbouring amenity or privacy due to the orientation of the property. There is a gable window on the neighbouring property, but as this is heavily obscurely glazed and to a bathroom window it is considered that there would not be any further unacceptable impact on neighbouring properties.

The extension is not considered to be overbearing as it would be situated away from the boundary, and the nearest part of the extension is adjacent to the neighbours single storey outbuilding at the side of the house.

### **CONCLUSION**

Due to the above the proposal accords with Harrogate District Local Plan Policies A1, H15, HD20 and the Councils adopted Supplementary Planning Guidance on house Extensions and Garages, which seek to ensure that house extensions do not harm the character and appearance of the existing dwelling, the visual amenity of the area or the neighbouring residential amenity.

**CASE OFFICER:** Mrs K Williams

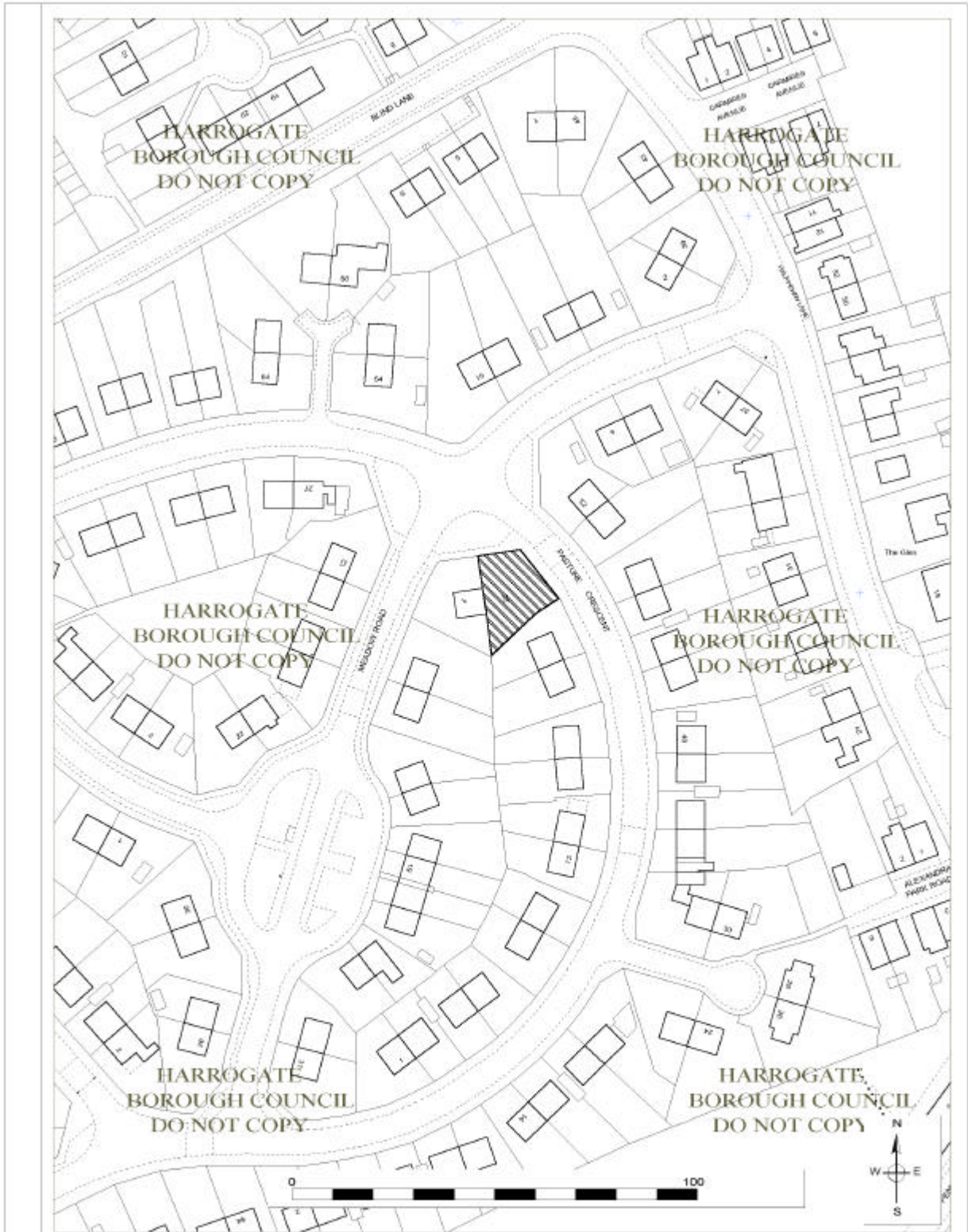
### **RECOMMENDATION**

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

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as amended by letter and/or drawings received by the Council of the Borough of Harrogate on the 20 December 2004 and as modified by the conditions of this consent.
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY



**Harrogate**  
 BOROUGH COUNCIL

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 Harrogate Borough Council 1999. 803, 304

**Area 2 DC Committee**

**18/01/2005**

App No.: 6.100.2352.A.FUL Case No.: 04/05525/FUL

Scale: 1:1250 (at A4 size) Item No : 5

Drawn by: J Brown

Site



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

