

HARROGATE BOROUGH COUNCIL

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

DATE: 18 January 2005

PLAN: 08	CASE NUMBER: 04/05640/FUL
APPLICATION NO. 6.100.643.D.FUL	GRID REF: EAST 434817 NORTH 456057
	DATE MADE VALID: 01.11.2004
	TARGET DATE: 27.12.2004
	WARD: Knaresborough King

James

APPLICANT: Major Property Ltd

AGENT: PCP Architects Ltd

PROPOSAL: Demolition of existing bungalow and erection of 1 pair of semi-detached dwellings and 3 terraced houses, and formation of new vehicular access (revised scheme, site area 0.13ha).

LOCATION: 22 Belmont Avenue Calcutt Knaresborough North Yorkshire HG5 8JH

REPORT

SITE AND PROPOSAL

22 Belmont Avenue is a detached true bungalow sited at the head of the cul-de-sac. It is positioned centrally on the site with a detached garage to the side. There are houses on three sides and fields to the rear. Belmont Avenue is a mix of house types with a number of semi-detached houses near the junction with Calcutt, terraces on the southern side of the avenue with the head of the cul-de-sac being occupied by detached bungalows. Levels drop slightly from north to south, so that the adjacent bungalows are at a lower level to no. 22. There is a willow tree adjacent to the site entrance which is covered by a tree preservation order.

The development limit for Knaresborough runs along the northern boundary of the site. The green belt and Special Landscape Area lies to the north.

An application for the demolition of the bungalow and erection of six dwellings was refused at Area 2 Development Control Committee on 31st August 2004 for reasons of over-development, the design being out of character with the area and detrimental to the streetscene and that the proposal did not comply with highways standards.

This is a revised application of the erection of five dwellings comprising a pair of semi-detached dwellings backing onto the northern boundary and a pair of semi-detached dwellings with a linked detached dwelling backing onto the western boundary. Each dwelling would have three bedrooms and a garage, all bar one being attached to the dwellings. The garage doorways range from 1.8m to 2m in width. Two visitor spaces are

proposed and a turning area is shown at the entrance. The design of the dwellings is basic with different fenestration shown to ground and first floors and all of the roof heights are staggered giving an awkward appearance.

MAIN ISSUES

1. Policy/Principle
2. Impact on the Character of the Area
3. Highways
4. Open Space Requirements
5. Preserved Tree

RELEVANT SITE HISTORY

04/03503/FUL - Demolition of existing bungalow and erection of 1 no. pair of semi-detached dwellings and 4 no. terraced town houses, and formation of new vehicular access (site area 0.13ha). REF. 31.08.2004.

90/00359/OUT - Demolition of existing garage and horse stables and erection of a 2 bedroomed detached bungalow. REF 31.05.1990.

CONSULTATIONS/NOTIFICATIONS

Parish Council

Knarborough Parish Council has no objections.

Chief Engineer (H and T)

Recommend approval subject to conditions.

DLAS - Open Space

A commuted sum of £1456.00 is requested for this development.

Yorkshire Water

No objections and recommend conditions.

H.B.C Land Drainage

No comments.

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 10.12.2004

PRESS NOTICE EXPIRY: 10.12.2004

REPRESENTATIONS

KNARESBOROUGH TOWN COUNCIL - Has no objection to the proposal.

OTHER REPRESENTATIONS - 8 letters of OBJECTION have been received. The

grounds of objection are:

- detrimental to highway safety
- over intensive development
- that the development is out of character with the area
- that the development would have an overbearing appearance and prominence due to its scale and intensity
- There would be an impact on the adjacent green belt/special landscape area
- loss of residential amenity, including over-looking
- There would be increased traffic leading to problems at the junction with Calcutt and loss of amenity to residents from increased vehicular movements, the increased traffic would be hazardous to children playing in the road
- there is already a parking problem, number of parking spaces shown for the development is too low increasing pressure on parking.
- detrimental to the street scene

VOLUNTARY NEIGHBOUR NOTIFICATION -

20, 25, 27 Belmont Avenue
The White House, Cass Lane

In addition the applicant wrote to the following addresses to inform them that a revised application was being submitted, arguing for the proposal and inviting neighbours to view the plans at Calcutt Village Hall on 18.11.2004:
2,6,8,10,11,12,13,14,19,20,23,27 Belmont Avenue
Brecon Garth, Belmont Avenue

RELEVANT PLANNING POLICY

- PPG1 Planning Policy Guidance 1: General Policy and Principles
- PPG3 Planning Policy Guidance 3: Housing
- 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
- LPHX Harrogate District Local Plan (2001, as altered 2004) Policy HX: Managed Housing Site Release
- LPH06 Harrogate District Local Plan (2001, as altered 2004) Policy H6: Housing developments in the main settlements and villages
- LPT01 Harrogate District Local Plan (2001, as altered 2004) Policy T1: The Highway Network
- LPR04 Harrogate District Local Plan (2001, as altered 2004) Policy R4: Open Space Requirements for New Residential Development

ASSESSMENT OF MAIN ISSUES

1. POLICY/PRINCIPLE - Under policy HX the redevelopment of previously developed sites are permitted in principle subject to satisfying other local plan policies. Policy H6 permits re-development provided the site lies within the development limit, of Knaresborough in this instance, and is of a scale, density, layout and design appropriate to the locality and is appropriate to the form and character of the settlement.

Policy A1 states that proposals uses will not be permitted where they would causes significant problems related to access, road safety or traffic flow, or result in a detrimental effect on the visual amenity and character of the area. Policy HD20 states that new buildings should make a positive contribution to the spatial quality of the area ad their siting and density should respect the area's character and layout, and should respect the scale, proportions and height of neighbouring buildings.

2. IMPACT ON THE CHARACTER OF THE AREA - The design of the dwellings is poor. There is a small difference in levels across the site of approximately 1m however the design chosen to deal with the levels is unacceptable. Each dwelling has differing ridge heights, giving an awkward appearance to the front of the dwelling due to a difference in the first floor window levels. The window sizes for ground and first floor differ and the addition of a small pitched roof to the front elevations just adds to the fussiness and unnecessarily complicated design. The proposed garages are narrow with the doorway ranging from 1.8m to 2m in width. This is not a realistic width to allow effective use of the garage and would result in occupiers parking on the driveway or road, creating congestion. There is also a substantial part of the site given over to hardstanding. The proposed turning head at the entrance to enable adoption of this part of the road would introduce a large expanse of hardstanding giving the proposal a stark appearance. The private driveway would range from 4.5m to 8m in width. This appears to be an unnecessarily high proportion of hardstanding. Overall the design is out of character with the rest of Belmont Avenue and not acceptable, contrary to policies HD20, H6 and A1 of the Harrogate District Local Plan.

3. HIGHWAYS - The Chief Engineer (Highways and Transportation) objected to the previous application as the development failed to comply with the standards defined by North Yorkshire County Council Residential Highway Design Guide. The revised scheme indicates that the part of the access set 12.5m into the site is to be adopted as an extension to Belmont Avenue. This area is shown to include two visitor parking spaces and turning space for vehicles the size of a refuse wagon. Two of the dwellings would be served off this part of the access. The remainder of the access would be a private driveway serving three dwellings. The Chief Engineer (Highways and Transportation) has not raised any objection to the revised scheme and has recommended a number of conditions covering the construction of the access to be imposed in the event of any approval being given.

4. OPEN SPACE REQUIREMENTS - A commuted sum of £1456 has been requested from the applicant for the purposes of the provision of open space, which has been allocated to verges within 400m of the development/public footpath and Knaresborough Cricket Club. A signed unilateral undertaking agreeing to the payment has been received from the applicant and therefore complies with policy R4 of the Harrogate and District Local Plan.

5. PRESERVED TREE - The preserved willow tree at the site entrance would not be affected by the proposal subject to any conditions be imposed for tree protection measures if the application were to be approved.

CONCLUSION - The proposed development for five dwellings would result in development which is out of character with the rest of Belmont Avenue due to a poor design and a substantial use of hardstanding. It would be detrimental to the character of Belmont Avenue and the appearance of the streetscene. The recommendation is to refuse the

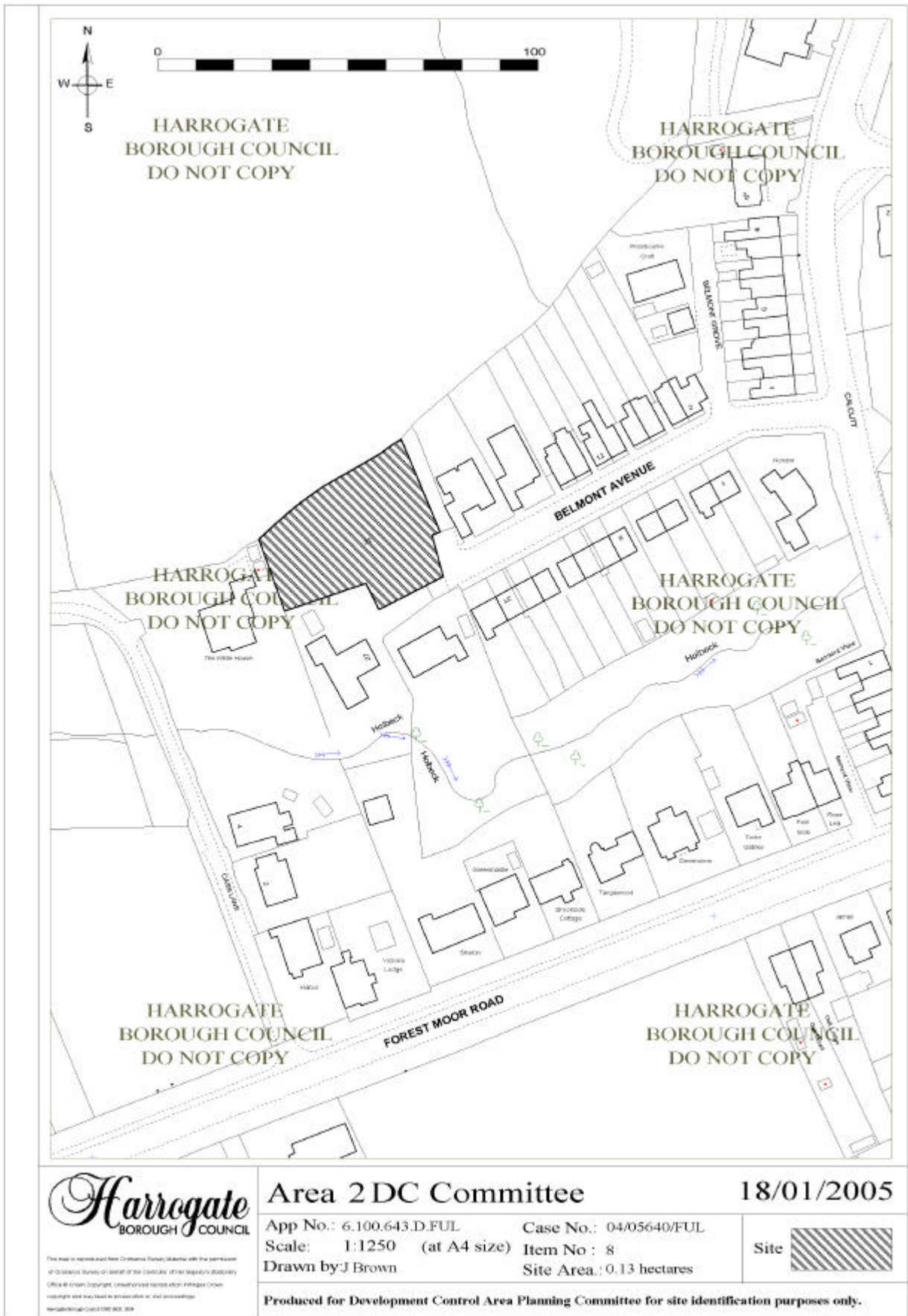
application for the reasons set out above.

CASE OFFICER: Mrs L Drake

RECOMMENDATION

That the application be REFUSED. Reason(s) for refusal:-

- 1 The proposed development for five dwellings would result in development which is out of character with the rest of Belmont Avenue due to a poor design and a substantial use of hardstanding. It would be detrimental to the character of Belmont Avenue and the appearance of the streetscene, contrary to Policies HD20, H6 and A1 of the Harrogate District Local Plan.



Harrogate
BOROUGH COUNCIL

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Area 2 DC Committee

18/01/2005

App No.: 6.100.643.D.FUL

Case No.: 04/05640/FUL

Scale: 1:1250 (at A4 size)

Item No: 8

Drawn by: J Brown

Site Area: 0.13 hectares

Site



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

