

HARROGATE BOROUGH COUNCIL

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

DATE: 18 January 2005

PLAN: 09	CASE NUMBER: 04/05999/FUL
APPLICATION NO. 6.94.75.FUL	GRID REF: EAST 434826 NORTH 458571
	DATE MADE VALID: 18.11.2004
	TARGET DATE: 13.01.2005
	WARD: Knaresborough Scriven

Park

APPLICANT: Mr And Mrs Dowbiggin

AGENT: David R Bamford, Chartered Architects

PROPOSAL: Erection of 1 detached dwelling (site area 0.093 ha).

LOCATION: Land At Grid Ref434826/458571 North Of Applegarth The Green Scriven
Knaresborough North Yorkshire

REPORT

SITE AND PROPOSAL

Applegarth is a detached dormer bungalow with detached double garage sited on the northern edge of Scriven Village. There is a large garden area mainly laid to lawn to the front and side of the dwelling leading to a small wooded crag. There is a derelict building on the eastern boundary of the site, shown on the plans as a garage. Due to changes in levels the bungalow is at a higher level to the garden and is very visible on the approach to the village from the north. The site is accessed via a 75m long single track road off the village green.

Applegarth lies within the conservation area. The village development limit bisects the site approximately 17m to the north of the bungalow, resulting in part of the application site being outside of the development limit.

It is proposed to erect a dwelling to the side of Applegarth. The plans show a two storey building with a 'T' shaped footprint with an attached double garage. The side elevation of the proposed dwelling and garage would be 17m long and 7.3m to the ridge. The building would be arranged over two floors with a clerestory window lighting the hallway. The ground floor (accessed from the rear) comprises a bedroom with en-suite, living room and dining kitchen with stairs leading to the lower ground floor which comprises two bedrooms, a family bathroom, a further bedroom/lounge and a kitchenette. There is access to this floor from the front of the house. Although it is stated that the proposal is for a single dwelling, from the plans it appears that, due to the layout proposed, by permanently closing a doorway the building could be used as two separate self-contained flats.

Access to the new dwelling would be via the existing drive with the existing double garage

serving Applegarth to be demolished and a new garage be erected to the side of that dwelling. The derelict building to the east of the site is to be used as a garage. No details are provided of how the building is to be converted nor of the new access onto the main road that would be required.

The garden area to the dwelling is shown as being to the front and side. The area to the side (north) of the dwelling would lie wholly outside of the development limit for Scriven Village.

MAIN ISSUES

- 1 Policy/Principle
- 2 Development Limit
- 3 Impact On Conservation Area
- 4 Highways
- 5 Open Space Requirements

RELEVANT SITE HISTORY

None.

CONSULTATIONS/NOTIFICATIONS

Parish Council

Scriven

Minerals & Waste Planning, NYCC

Comments provided and no objection raised.

English Nature

Do not object to the application however have stated that the garage building may provide a roosting site for bats. English Nature do not recommend a bat survey to be carried out but do recommend that any works to the walls and the roof of the building proceed with caution and recommend an informative be attached to any planning permission.

DLAS - Open Space

A commuted sum of £574 is requested for open space provision.

Highway Authority

Recommend refusal on highways grounds.

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 24.12.2004

PRESS NOTICE EXPIRY: 24.12.2004

REPRESENTATIONS

SCRIVEN PARISH COUNCIL - Supports the application.

OTHER REPRESENTATIONS -

None.

VOLUNTARY NEIGHBOUR NOTIFICATION -

None.

RELEVANT PLANNING POLICY

- PPG1 Planning Policy Guidance 1: General Policy and Principles
- PPG3 Planning Policy Guidance 3: Housing
- PPG15 Planning Policy Guidance 15: Planning and the Historic Environment
- LPC15 Harrogate District Local Plan (2001, as altered 2004) Policy C15: Conservation of Rural Areas not in Green Belt
- LPHD03 Harrogate District Local Plan (2001, as altered 2004) Policy HD3: Control of development in Conservation Areas
- LPHD20 Harrogate District Local Plan (2001, as altered 2004) Policy HD20: Design of New Development and Redevelopment
- LPR04 Harrogate District Local Plan (2001, as altered 2004) Policy R4: Open Space Requirements for New Residential Development
- 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

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 (including Scriven) 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 HD3 does not permit development that would have an adverse effect on the character or appearance of conservation area. Policy HD20 states that new buildings should make a positive contribution to the spatial quality of the area and their siting and density should respect the area's character and layout, and should respect the scale, proportions and height of neighbouring buildings.

2. DEVELOPMENT LIMIT - The application site is bisected by the development limit for Knaresborough (including Scriven) as shown in Appendix 1. The proposed dwelling lies within the development limit however the domestic curtilage to the side of the dwelling lies outside of the development limit. The proposal would extend the village northwards outside of the development limit and is therefore contrary to policies HX and H6 of Harrogate

District Local Plan.

3. IMPACT ON CONSERVATION AREA - The site lies within the conservation area, which extends beyond the site to the north to include the adjacent fields and allotments. Applegarth is one the first buildings to be encountered on the entrance to Scriven from the north and due to its elevated position and the existing low boundary treatment is highly visible. The garden area to the side of the dwelling, the application site, provides a soft edge to the village leading into the countryside. The proposed dwelling, by reason of its size and elevated position, would be highly visible and prominent when viewed from the approach from the north. It would extend the village northwards and would have an adverse effect on the character and appearance of the conservation area, contrary to policies A1 and HD3. It addition it would not preserve or enhance the conservation area as required by Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 and amplified by PPG15.

4. HIGHWAYS - The driveway to Applegarth is single width and 75m long. Whilst this operates satisfactorily for one dwelling, it is also proposed to use the driveway to access the proposed dwelling. This would cause conflict between users and as the track is enclosed on both sides by boundary walls and fences there is no scope for widening the driveway to enable passing places to be created. North Yorkshire County Council Highways have objected to the proposal on the grounds that the access to the site is unsuitable for the level of traffic that would be generated by the proposal and also that clear visibility at the junction of the driveway with the Green cannot be achieved to highway standards. The proposal therefore is not acceptable as it would prejudice highway safety, contrary to policies T1 and A1 of the Harrogate District Local Plan.

5. OPEN SPACE REQUIREMENTS - A commuted sum of £574.00 has been requested for the provision of open space and allocated Scriven Green and Jacob Smith Park. A signed unilateral undertaking has been received from the applicant agreeing to this payment and therefore policy R4 of the Harrogate District Local Plan is complied with.

CONCLUSION - The proposed dwelling is unacceptable as the majority of the domestic curtilage lies outside of the development limit of Knaresborough(including Scriven) and that the development seeks to extend the village northwards. The dwelling would be highly visible on the approach to the village from the north, having an adverse effect on the character and appearance of the conservation area. The access to the site is substandard and unsuitable for an additional dwelling. The application is recommended for refusal for the reasons set out above.

CASE OFFICER: Mrs L Drake

RECOMMENDATION

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

- 1 The majority of the domestic curtilage to the proposed dwelling lies outside of the development limit of Knaresborough (including Scriven). The proposal would extend

- the village northwards outside of the development limit and is contrary to Policies HX and H6 of Harrogate District Local Plan.
- 2 The proposed dwelling, by reason of its size and elevated position, would be highly visible and prominent when viewed from the approach from the north. It would extend the village northwards and would have an adverse effect on the character and appearance of the conservation area, contrary to Policies HD3 and A1 of the Harrogate District Local Plan.
 - 3 The access to the site is unsuitable for the level of traffic that would be generated by the proposal and also that clear visibility at the junction of the driveway with the Green cannot be achieved to highway standards. The proposal therefore is not acceptable as it would prejudice highway safety, contrary to Policies T1 and A1 of the Harrogate District Local Plan.

