

HARROGATE BOROUGH COUNCIL

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

DATE: 18 January 2005

PLAN: 11	CASE NUMBER: 04/05835/FUL
	GRID REF: EAST 442216 NORTH 450074
APPLICATION NO. 6.136.1.R.FUL	DATE MADE VALID: 09.11.2004
	TARGET DATE: 04.01.2005
	WARD: Ribston

APPLICANT: Mr A Baskind

AGENT: Ramsden Barrett Architects

PROPOSAL: Alterations and extensions to existing dwelling, alterations to vehicular access, erection of boundary fencing and erection of detached triple garage to replace existing garage (site area 0.008ha).

LOCATION: Sugden Wood House, Ingmanthorpe Hall York Road Ingmanthorpe Wetherby North Yorkshire LS22 5HL

REPORT

SITE AND PROPOSAL

The site comprises a large detached dwelling known as Sugden Wood House with garage and stable block set in a large garden. The site is located immediately to the west of Ingmanthorpe Hall and Montague Mews a site of residential development comprising conversions and new build. The site lies approximately 1 mile to the north east of Wetherby. Vehicular access to the site is from Sandbeck Lane or York Road via an unmade track.

The proposal is for alterations and extensions to the existing dwelling and the erection of a detached triple garage to replace the exiting garage, alterations to vehicular access and the erection of boundary fencing and sliding timber security gates. A security gate, 2m high, with a wooden post and three rail fence is proposed at the junction of Palmers Lane and Sandbeck Lane. A further security gate, 2m high, with a stone wall 0.975m high and a fence of 1.025m on top is proposed along the southern boundary of the site plot frontage. The materials to be used for the house and garage will be blue/black slate with stone and render.

The nearest dwelling to the site is the Pool House immediately to the east. The Pool House lies approximately 28m from the side of the proposed house and approximately 21m from side of the proposed garage. The existing house and garage on the site is a similar distance from the Pool House. There are some trees on the joint boundary separating the application site from the adjacent dwelling known as the Pool House.

MAIN ISSUES

1. Impact On The Open Countryside.

2. Impact On Residential Amenity.

RELEVANT SITE HISTORY

6.136.1.C.RM - Planning permission was granted on the 30 May 1979 for two dwellings on the site. A condition was attached to the permission restricting the occupancy of the dwellings to staff accommodation for the former school. This occupancy condition was removed in 1991.

CONSULTATIONS/NOTIFICATIONS

Parish Council

Kirk Deighton

English Nature

Due to the nature of the building and the associated application do not in this case recommend that a bat survey be carried out as part of the application. However because there is always the possibility of bats being present in buildings at any time of the year it is the advice of English Nature that works to the roof and walls of the building should proceed with caution. Given the above advice we recommend that an informative is placed on any planning permission relating to the protection of bats and their roosts under the Wildlife and Countryside Act 1981.

DLAS - Open Space

Commuted sum for open space is not required because a new dwelling is not being created. The application is for alterations and extensions to the existing dwelling on the site.

Highway Authority

Comments received but relate to junction with adopted highway where there is no change to the access.

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 17.12.2004

PRESS NOTICE EXPIRY: 17.12.2004

REPRESENTATIONS

KIRK DEIGHTON PARISH COUNCIL - Objects for the following reasons:

The development is too much for an area of open countryside. It will be even more intrusive on the flat landscape.

OTHER REPRESENTATIONS - None.

VOLUNTARY NEIGHBOUR NOTIFICATION - None.

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
LPHD20 Harrogate District Local Plan (2001, as altered 2004) Policy HD20: Design of New Development and Redevelopment
LPH15 Harrogate District Local Plan (2001, as altered 2004) Policy H15: Extensions to Dwellings

ASSESSMENT OF MAIN ISSUES

1. IMPACT ON THE OPEN COUNTRYSIDE - The site lies within the open countryside but also lies adjacent to a sizeable area of housing consisting of new build and conversions at Ingmanthorpe Hall. There is an existing large detached four bedroom modern house located within the middle of the site and a detached double garage adjacent to the stable/outbuildings at the rear of the site. The dwelling and garage are constructed of stone and blue slate. The principle of a dwelling and garage on the site has therefore already been established on this site within the countryside.

The proposed alterations and extensions to the existing house would provide for a similar size house in terms of the footprint and the height. The increase in the height of the dwelling would be approximately 1m above the height of the existing dwelling. The new dwelling would have five bedrooms and this has been achieved by providing three bedrooms on the first floor and two bedrooms within the roof space. The design of the alterations and extensions to the existing dwelling is contemporary in style and similar to the existing house. The proposed materials of stone and some render with blue slate will be similar to the materials on the existing dwelling.

The proposal also includes the construction of a detached triple garage to replace the existing double garage.

The principle of the use of the site for residential development has already been established and it is considered that the impact of the development on the open countryside will be no more significant than currently exists at the present time. If the development is approved and implemented it is considered that the dwelling and garage would appear no more dominant in the open countryside than what presently exists at the moment.

The applicant proposes two security gates to ensure that the dwelling within the countryside is as secure as possible. The applicant has now amended the details for the proposed fence, wall and security gates to the site. The first security gate at the junction of Palmers Lane and Sandbeck Lane has now been amended to an open type. The fence on either side of this gate will be a post and three rail fence to match the other fencing in the area. The security gate to the drive entrance will however be a 1m solid wooden structure at the bottom with a 1m open style fence on top. The boundary treatment on either side of the second gate will be a 1m stone wall with a 1m open style fence on top. It is considered that the amended details are acceptable from a planning standpoint, will be appropriate in this particular rural location and will be in accordance with Policies A1 and HD20.

2. IMPACT ON RESIDENTIAL AMENITY - The nearest dwelling to the site is Poole

House, which lies immediately to the east of the site known as Sugden Wood House. The distance to the Poole House from the new dwelling would be approximately 28m and the distance to the Poole House from the new garage would be approximately 21m. These distances are approximately the same as exists at the moment. Some existing trees and shrubs along the joint boundary separate the two sites. The main aspect of Sugden Wood House is north/south as presently exists with the current dwelling

The proposed development will not have any significant detrimental impact on the living conditions of the nearby residents and the proposed development would therefore be in accordance with Policies A1, HD20 and H15.

CONCLUSION - It is recommended that planning permission be granted subject to conditions.

CASE OFFICER: Mr P Jewkes

RECOMMENDATION

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

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 5 yrs
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 9.12. 2004 and 25. 12. 2004
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 CI02Y PD REST,NO EXTNS,GRGS&ROOF/DORMER WINDS
- 5 CL03 TREES NOT TO BE FELLED

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 4 CI02YR PROTECT VISUAL AMENITY
- 5 CL03R SAFEGUARD RIGHTS OF CONTROL/AMENITY

