

APPLICATION NO.: 6.100.2310.B.OUT

LOCATION:

5 Stockwell Grove Knaresborough North Yorkshire HG5 0LN

PROPOSAL:

Outline application for the demolition of existing house and erection of three town houses and one pair of semi detached houses with siting and existing access considered (revised scheme, site area 0.09 ha).

APPLICANT: Mr S Peate

REFUSED. Reason(s) for refusal:-

- 1 The proposed development represents an over-intense use of the site, which would be out of scale with its surroundings and consequently would detract from the character and appearance of the streetscene, contrary to Local Plan Policies HD20, A1 and H6.
- 2 The parking for the proposed development would, by reason of its proximity and intensity, detract from the residential amenities of neighbours through noise disturbance, contrary to Local Plan Policies HD20 and A1.
- 3 The proposed building would detract from the residential amenities of adjacent properties through unacceptable overbearing and potential additional overlooking and overshadowing compared to the existing property. This would be contrary to Policies HD20 and A1, and consequently Policy H6, of the adopted Harrogate District Local Plan.
- 4 The proposed development would cause harm to a protected tree, contrary to Local Plan Policy HD13.

(Mr Gallico (objector) attended the meeting and spoke to the item under the Council's Opportunity to Speak Scheme).

(Unanimous Decision)