

72/04(14)

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**CASE NUMBER: 04/05114/OUT**  
**GRID REF: EAST 446665 NORTH 452390**

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**APPLICATION NO.:** 6.124.385.C.OUT

**LOCATION:**

Ferncliffe House 41 Westfield Road Tockwith York North Yorkshire YO26 7PY

**PROPOSAL:**

Outline application for the erection of 1 dwelling with detached garage, including access (Site Area 0.054 ha).

**APPLICANT:** Mr And Mrs McEvoy

REFUSED. Reason(s) for refusal:-

- 1 The proposed development would by reason of its location to the rear of dwellings fronting Westfield Road and having no road frontage, represent backland development having a harmful visual impact upon both the historical setting of the vicarage and church, which is Grade II listed and the general form and character of development within the conservation area. The residential development of this plot would therefore be contrary to the provisions of Harrogate District Local Plan Policies H6, HD3 and HD1.
- 2 The proposed development would result in an intensification of use of the existing driveway in close proximity to residential property. The increased disturbance and activity generated by users of the drive would have a detrimental impact upon the living conditions of the occupiers of No.43 Westfield Road in a manner contrary to the provisions of Harrogate District Local Plan Policies H6 and A1.

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

(Seven Members voted for the motion and there was one abstention)