

**HARROGATE BOROUGH COUNCIL**  
**PLANNING AREA2 DC COMMITTEE – AGENDA ITEM 6: LIST OF PLANS.**  
**DATE: 8 February 2005**

<b>PLAN:</b> 06	<b>CASE NUMBER:</b> 04/06132/FUL
<b>APPLICATION NO.</b> 6.100.2387.B.FUL	<b>GRID REF: EAST</b> 435727 <b>NORTH</b> 457456
	<b>DATE MADE VALID:</b> 25.11.2004
	<b>TARGET DATE:</b> 20.01.2005
	<b>WARD:</b> Knaresborough East

**APPLICANT:** Harrogate Property Investments

**AGENT:** Jardel Architectural

**PROPOSAL:** Erection of 2 semi-detached dwellings (site area 0.045ha).

**LOCATION:** 1 Park Lane Knaresborough North Yorkshire HG5 0DQ

## **REPORT**

### **SITE AND PROPOSAL**

The application site is the rear walled garden of No. 1 Park Lane, which fronts onto Halfpenny Lane. The rear wall of the site is contiguous with the back wall of a long single storey outbuilding in the rear garden of No. 3 Park Lane. The rear garden of this property wraps round the site, so that it separates the site from No. 10 Halfpenny Lane.

It is proposed to erect two semi-detached houses on this site. These would be set back about 6m from the road frontage, with small gardens to the front and rear. Both houses would come within about 1m of the boundary walls to either side. The houses would be built of brick with hipped slate roofs, and gabled porches to the front.

Parking would be provided in a parking court to south, which would also serve 2 dwelling proposed in application Ref 6.100.2387.A.FUL. Two parking spaces would be provided for each dwelling. The wall to the front of the site would be reduced to 850mm in height, while the wall along the front of the parking court would be retained at 1m height. The existing boundary wall to the north would be retained at its existing height of 2.95m.

### **MAIN ISSUES**

1. Policy
2. Parking/Highway Safety
3. Residential Amenity
4. Public Open Space

### **RELEVANT SITE HISTORY**

6.100.2387.FUL - Erection of 3 no. terraced dwellings (site area 0.045ha). Withdrawn 20.10.2004

6.100.2387.A.FUL - Conversion of 1 no. dwelling to form 2 no. dwellings, including the erection of two-storey side extension. Pending determination.

## **CONSULTATIONS/NOTIFICATIONS**

**Parish Council**  
Knaresborough

### **DLAS - Open Space**

Commuted sum of £2447 generated for all types of facilities and allocated to King George Playing Field and The Spinney.

### **Yorkshire Water**

Views not required

### **Chief Engineer (H and T)**

See assessment of main issues

## APPLICATION PUBLICITY

**SITE NOTICE EXPIRY:** 31.12.2004

**PRESS NOTICE EXPIRY:** 31.12.2004

## REPRESENTATIONS

**KNARESBOROUGH TOWN COUNCIL** - No objections

**OTHER REPRESENTATIONS** - 6 letters of objection received from; Nos 3 & 13 Park Lane, House on the Hill, Beech House Surgery, 43 Nightingale Avenue and The Forest School.

Grounds of objection: -

- over-intensive use
- road safety near dangerous junction
- lack of parking
- loss of privacy

**VOLUNTARY NEIGHBOUR NOTIFICATION** - None undertaken.

## RELEVANT PLANNING POLICY

PPS1 Planning Policy Statement 1: Delivering Sustainable Communities

PPG3 Planning Policy Guidance 3: Housing

LPH05 Harrogate District Local Plan (2001, as altered 2004) Policy H5: Affordable Housing

LPH06 Harrogate District Local Plan (2001, as altered 2004) Policy H6: Housing

- developments in the main settlements and villages
- LPHX Harrogate District Local Plan (2001, as altered 2004) Policy HX: Managed Housing Site Release
- 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
- LPR04 Harrogate District Local Plan (2001, as altered 2004) Policy R4: Open Space Requirements for New Residential Development

## **ASSESSMENT OF MAIN ISSUES**

**1. POLICY-** The site is within the development limit of Knaresborough, so there is no objection to residential development under Policy H6. The site falls below the thresholds set by Policies H5 and HX, so there is no requirement for affordable housing.

Parking and highway safety are two of the main issues to be considered, and are discussed separately below.

The impact of the proposed development on residential amenity is considered below.

**2. HIGHWAY SAFETY** - This site is close to a busy junction which has been the scene of road accidents in the past. There would also appear to be a problem in the area with on-street parking. Thus the access and parking arrangements here have been discussed in some detail with the Council's Highway Engineer. The construction of the proposed parking court would provide adequate off-street parking for the units proposed here and the two dwellings proposed by application Ref 6.100.2387.A.FUL. The proposed parking court would also provide turning facilities, which most houses in the area do not have.

When the application on the neighbouring site was considered at the previous meeting, Members expressed concern at the difference in levels between the road on Halfpenny Lane and the proposed parking court. The applicant has since provided a cross-section of the site showing a difference in levels of about 1 metre. Access to the site can therefore be achieved with a ramp at a gradient of 1:12. Further plans are expected showing a revised parking and turning layout, and these should be available at the meeting. Any recommendation is therefore subject to the further comments of the Highway Authority on these amended plans.

**3. RESIDENTIAL AMENITY** - The proposed parking court would introduce an increased level of activity into what is currently a back garden, and abuts a neighbour's garden. The two gardens are divided by tall walls and buildings, which will provide a screen from headlights, and act as a partial buffer for noise. While there will undoubtedly be an increase in noise levels associated with cars parking and turning, this is not considered to detract unduly from the amenities of neighbours, given that their location next to a busy junction will mean background traffic noise levels will already be quite high.

The existing outbuilding in the grounds of No. 3 Park Lane would prevent any overlooking into the rear garden of that property. The cross section of the site shows this building to be 4m to eaves height, with the ridge height at the eaves level of the proposed houses.

**4. PUBLIC OPEN SPACE** - The applicant has signed a unilateral undertaking, agreeing to

make a payment of £2447 towards the provision of off-site public open space.

**CONCLUSION** - The proposed dwellings are considered to fit in well with the streetscene, and would not harm the residential amenities of neighbours. The proposed parking and turning facilities to serve this development and that at No. 1 Park Lane are considered to be adequate. Indeed, the removal of the existing access into 1 Park Lane will improve road safety near the junction. The proposed dwellings would have better parking and turning facilities than existing houses on Halfpenny Lane.

**CASE OFFICER:** Mr M Williams

## RECOMMENDATION

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

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 19 January 2005
- 3 CD04Y SAMPLE STONWORK PANEL
- 4 CD10 MATERIALS TO BE APPROVED
- 5 HW18 PROV'N OF APP'VD PARKING/MANOEUVR'G/TURN ... Drawing Ref 04/685-03

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD04YR CONFORM TO REQUIREMENTS OF LOCALITY
- 4 CD10R INTERESTS OF AMENITY
- 5 HW18R ROAD SAFETY REQUIREMENTS

