

## HARROGATE BOROUGH COUNCIL

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

DATE: 8 February 2005

<b>PLAN:</b> 07	<b>CASE NUMBER:</b> 04/04343/FUL
<b>APPLICATION NO.</b> 6.100.2387.A.FUL	<b>GRID REF:</b> EAST 435727 NORTH 457456
	<b>DATE MADE VALID:</b> 23.08.2004
	<b>TARGET DATE:</b> 18.10.2004
	<b>WARD:</b> Knaresborough East

**APPLICANT:** Harrogate Property Investment

**AGENT:** Jardel Architectural

**PROPOSAL:** Conversion of 1 no dwelling to form 2 no dwellings, including the erection of two storey side extension and detached single garage.

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

#### REPORT

This application was first considered at the Area 2 Development Control Committee on 14 December 2004, when consideration was deferred pending the receipt of the application on the neighbouring site to the north. That application, for the erection of a pair of semi-detached houses (Ref 6.100.2387.B.FUL), is considered elsewhere on the agenda.

#### SITE AND PROPOSAL

No. 1 Park Lane is a double-fronted house at the end of the terrace of houses. It is next to the junction with Halfpenny Lane. There is an existing vehicular access off Park Lane, near the junction, which leads a drive to the side of the house.

A walled garden extends to the rear of the house, fronting Halfpenny Lane. A lower wall cuts across the corner of the junction to provide visibility across to the opposite junction of Park Lane and Chain Lane. A flowerbed has been planted between this wall and the highway. These improvements were apparently installed as a result of a fatal road accident about 30 years ago.

It is proposed to erect a 2-storey extension on the west side of the house, facing the junction, and divide the house into two dwellings.

The proposed extension would extend the house out by about 3m under a continuation of the hipped roof. It would extend past the rear of the existing house by about 2m. The house would be divided to form one 2-bedroomed and one 3-bedroomed house.

The existing drive off Park Lane would be blocked off, and a new vehicular access would be formed off Halfpenny Lane. This would provide access to parking and turning space

behind the houses. This area is also intended to provide parking for two new dwellings which are proposed in the garden to the rear. These houses are the subject of a separate application (Ref 6.100.2387.B.FUL), but both applications can still be determined individually on their own merits.

### **MAIN ISSUES**

1. Policy
2. Parking
3. Impact on Neighbours
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.B.FUL - Erection of 2 semi-detached dwellings (site area 0.045ha). Pending determination.

### **CONSULTATIONS/NOTIFICATIONS**

#### **Parish Council**

Knaresborough

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

Existing access should be closed up and that access to the property be achieved via the turning head of the proposed parking court to the rear.

Recommends conditions re construction of parking court and access, lighting \_ drainage, closure of existing access. Unit 2 needs to be allocated at least one of the parking spaces.

#### **DLAS - Open Space**

Commuted sum of £2039

#### **Yorkshire Water**

Observations not required

### **APPLICATION PUBLICITY**

**SITE NOTICE EXPIRY:** 05.10.2004

**PRESS NOTICE EXPIRY:** 24.09.2004

### **REPRESENTATIONS**

**KNARESBOROUGH TOWN COUNCIL** No objections.

**OTHER REPRESENTATIONS** - 8 letters of objection received from:

3, 9,13 Park Lane  
3 Princess Drive  
6 Granby Road  
10 Halfpenny Lane  
The Forest School, Park Lane

Grounds of objection:

Dangerous road layout/busy junction  
Extension would obscure visibility  
Increased traffic  
Lack of off-street parking  
Harm to character of area

Further letter received from 3 Park Lane in response to amended plans (Appendix 1).

**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  
LPH09 Harrogate District Local Plan (2001, as altered 2004) Policy H9: Sub-division of Dwellings  
LPH15 Harrogate District Local Plan (2001, as altered 2004) Policy H15: Extensions to Dwellings  
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.

Policy H9 states that the sub-division of existing dwellings in the main settlements into smaller units will be permitted except where it would result in any of the following:

- A) External alterations to the building harmful to the character or appearance of the building or area.
- B) Additional on-street parking detrimental to highway safety and the free flow of traffic on

adjacent highways.

C) An adverse impact on neighbouring residential amenity or residential character of the locality.

The proposed extension to the house is considered to be in keeping with the existing building and its surroundings. It is relatively modest in scale, and while it would continue under an extension of the existing hipped roof, this would not appear out of keeping with the main house or its setting. The continuation of the extension to the rear would be about 1m lower than the main ridge, and so would appear subservient to the main building. The proposed extension is therefore considered to comply with the requirements of Policies H9 and H15.

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. PARKING/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. It is proposed to block off the existing drive from Park Lane, and all traffic for this development and that proposed for the neighbouring site would gain access off Halfpenny Lane. At present the house at No. 1 Park Lane has a drive and garage but no turning area. This means that vehicles have to reverse in or out of the site close to a busy junction. The removal of this access will therefore bring about a considerable improvement in road safety in the area.

The construction of the proposed parking court would provide adequate off-street parking for the units proposed here and in the garden to the rear. The proposed parking court would also provide turning facilities, which most houses in the area do not have. Further details of the proposed parking court are provided in the report on application Ref 6.100.2387.B.FUL, elsewhere on the agenda.

The proposed extension would not interfere with the sightline created by the lowered wall and flowerbed. At its nearest point, it would be 2m inside this wall.

**3. RESIDENTIAL AMENITY** - The proposed extension would be erected facing the road junction, and would not impact on any neighbour through overlooking, overbearing or loss of light. Similarly, the proposed sub-division of the house to form two dwellings is not considered to detract from the amenities of any neighbour.

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.

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

make a payment of £2039 towards the provision of off-site public open space.

**CONCLUSION** - The proposed extension and sub-division of this property is considered to be acceptable in accordance with Policies H9 and H15. Understandable concern has been expressed by neighbours, and the local school, regarding increased traffic, parking problems, and the proximity of this development next to a busy junction. However, the proposed development provides sufficient off-street parking and also provides turning facilities, which are not enjoyed by many houses in the area. Whilst acknowledging these local concerns, they are not considered to justify refusal of this application.

As stated earlier, a separate application has been submitted for the erection of two dwellings in the garden to the rear of this site. While the two developments would share the parking court, this application is capable of being determined on its own merits, and accordingly it is recommended that planning permission be granted. Such a decision would not prejudice determination of the separate application.

**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 ... 10.11.2004
- 3 Notwithstanding the layout and details shown upon the submitted drawing 04/685-03; the development hereby approved shall not be commenced prior to the submission to and approval by the Local Planning Authority in writing of an amended layout and full engineering details to provide for:-

i) the construction of two parking spaces to serve plot 1 accessed from the turning head of the proposed parking court.

Thereafter the development shall be implemented in accordance with the details approved by the Local Planning Authority.

- 4 HW18 PROV'N OF APP'VD PARKING/MANOEUVR'G/TURN ... 04/685-03
- 5 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 6 One of the parking spaces in the parking court hereby permitted shall be retained for the sole use of Unit 2 at all times.
- 7 HWH37 HIGHDT - NOT OCC PRIOR TO ENG DETAILS ... closure of the existing access onto Park Lane

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 HWH35R ROAD SAFETY REQUIREMENTS
- 3 HWH35R ROAD SAFETY REQUIREMENTS

- 4 HW18R ROAD SAFETY REQUIREMENTS
- 5 CD12R VISUAL AMENITY
- 6 HW19R ROAD SAFETY REQUIREMENTS
- 7 HWH37R ROAD SAFETY REQUIREMENTS

