

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

PLAN: 08	CASE NUMBER: 04/06373/FUL
APPLICATION NO. 6.96.176.FUL	GRID REF: EAST 444605 NORTH 457334
	DATE MADE VALID: 21.12.2004
	TARGET DATE: 15.02.2005
	WARD: Ouseburn

APPLICANT: Mr S Hopper

AGENT: Mr Chris Robinson

PROPOSAL: Erection of 2 storey side extension.

LOCATION: Hillcrest Station Road Whixley York North Yorkshire YO26 8AH

REPORT

SITE AND PROPOSAL

The site comprises a semi-detached dwelling known as Hill Crest which is situated within the open countryside to the south of the Whixley village. The site is slightly elevated and is therefore prominent from the surrounding countryside. The dwelling is constructed of red brick with pantiles with a row of three flat tiles at the eaves of the roof. There is a small conservatory 3m x 2m attached to the side of the dwelling. The site has a very large side/rear garden with outbuildings at the rear.

The proposal is to construct a two-storey side extension providing kitchen/dining room at ground floor with bedroom and shower above. The extension will be set in slightly from the front elevation with a pitched roof approximately 0.4m lower than the height of the main roof.

MAIN ISSUES

1. Extensions to Dwellings in the Countryside. Impact on the Streetscene.
2. Design and Residential Amenity.

RELEVANT SITE HISTORY

None.

CONSULTATIONS/NOTIFICATIONS

Parish Council
Whixley

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 28.01.2005

PRESS NOTICE EXPIRY:

REPRESENTATIONS

WHIXLEY PARISH COUNCIL - No objections

OTHER REPRESENTATIONS - None.

VOLUNTARY NEIGHBOUR NOTIFICATION - None.

RELEVANT PLANNING POLICY

PPS1 Planning Policy Statement 1: Delivering Sustainable Communities

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

SPGHSE Supplementary Planning Guidance: House Extensions and Garages: A Design Guide

ASSESSMENT OF MAIN ISSUES

1. EXTENSIONS TO DWELLINGS IN THE COUNTRYSIDE. IMPACT ON THE

STREETSCENE - The site is clearly lies outside the village of Whixley as defined on the Proposals Map Inset No 46 of the Harrogate District Local Plan.

Policy H15 of the Local Plan in relation to house extensions states:

"Extensions to dwellings will be permitted provided ..." amongst other things

"There is no detriment to the character or appearance of the dwelling or the surrounding area."

The justification in paragraph 9.61 of the Local Plan also states that:

"An extension of the ground floor area by more that 50% will not normally be permitted unless there is clear evidence of need for household occupation."

The ground floor percentage increase relating to the new extension is approximately 68%.

The proposed extension is clearly above the 50% threshold level specified in Policy H15. Therefore the proposed extension is not in accordance with Policy H15 of the Local Plan and the application cannot be supported. It is considered that the proposed extension, if approved and implemented, will have a detrimental impact on the character, open views of the surrounding area and the street scene. The applicant has submitted a letter dated 13

January 2005 in support of the application and has stated: "We plan to be a family there for many years. We consulted Chris Robinson (agent) for advice and decided that the size of the extension that we have applied for is both realistic and reasonable."

2. DESIGN AND RESIDENTIAL AMENITY - In terms of the design issues the proposed extension is well designed and respects the style and appearance of the dwelling, although the plans do not indicate the row of three flat tiles at the eaves of the roof. The applicant proposes to construct the extension of materials to match the existing dwelling.

It is considered that the side extension as proposed will have no impact on the amenities of the adjacent resident.

CONCLUSION - It is recommended that the application be refused.

CASE OFFICER: Mr P Jewkes

RECOMMENDATION

That the application be REFUSED. Reason(s) for refusal:-

- 1 The proposed extension comprises a significant increase in the ground floor area of the existing dwelling of approximately 68% and the resulting scale of the building would be harmful to the visual amenity of the locality which would be contrary to Harrogate District Local Plan Policies H15 and A1 which seeks to safeguard the character and appearance of the surrounding rural area.

