

HARROGATE BOROUGH COUNCIL

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

DATE: 8 February 2005

PLAN: 09	CASE NUMBER: 04/06574/FUL
APPLICATION NO. 6.80.159.FUL	GRID REF: EAST 444830 NORTH 461801
	DATE MADE VALID: 20.12.2004
	TARGET DATE: 14.02.2005
	WARD: Ouseburn

APPLICANT: Mr And Mrs Baddlely

AGENT: Mr M Morris

PROPOSAL: Erection of 1 detached dwelling including new vehicular access (site area 0.045ha).

LOCATION: Hillcrest Main Street Great Ouseburn York North Yorkshire YO5 9RG

REPORT

SITE AND PROPOSAL

The site comprised the side and rear garden of a semi-detached dwelling known as Hillcrest Main Street Great Ouseburn. The dwelling is currently vacant. The site is flat with little vegetation on the site but there are four conifer type trees along the southern boundary. The site is enclosed by a 1m high stone wall which changes to a brick wall along part of the frontage to the site. The dwelling Hillcrest and Dellwood a bungalow lie on the northern boundary of the site. A large detached house, Broadway, lies adjacent to the southern boundary of the site. Hillcrest house and Starling Cottage are constructed of old red brick and blue slate. Dellwood bungalow is constructed of red brick. Broadway is constructed of red brick with pantiles. The site lies within the conservation area and clearly lies within the development limits of Great Ouseburn as defined on the Local Plan.

The proposal is for the construction of a large 5 bedroom house on the rear part of the site which would be sited roughly in alignment with the bungalow Dellwood to the north and the house Broadway to the south. Vehicular access to the site would be from Main Street with two turning areas immediately to the side of Hillcrest, one for the use of the proposed dwelling and the other for the use of Hillcrest. There are windows and a door on the side elevation of Hillcrest facing the site. There are windows at ground and first floor on the side elevation of the dwelling Broadway which is adjacent to the site. Amended plans received from the applicant's agent dealing with the Highway Officer's requirements in relation to the proposed access to the site.

MAIN ISSUES

1. Principle.
2. Impact on Residential Amenity, Streetscene and the Conservation Area.

3. Open Space.
4. Highways.

RELEVANT SITE HISTORY

None.

CONSULTATIONS/NOTIFICATIONS

Parish Council

Great Ouseburn

Highway Authority

It appears that the proposed access will serve the new dwelling and Hillcrest. As such the access should be widened to 4.5m over a distance of 6m measured back from the carriageway. On receipt of amended plans I will issue my formal recommendation.

DLAS - Open Space

No comments received at the time of writing the report. Members will be updated at the Committee.

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 04.02.2005
PRESS NOTICE EXPIRY: 04.02.2005

REPRESENTATIONS

GREAT OUSEBURN - Objects on the following grounds: Position of the application would be on one of the highest levels of the village and would have an overbearing effect on its neighbours. No heights on plans to compare with the adjacent bungalow. Drawings are not to scale. Application shows a garage and a small turning area for a large 5 bed dwelling - this is unacceptable. Parking on the road would cause a hazard on the highway as this house would be positioned on a hill opposite a junction. Entrance to the site is a concern with the movement of other traffic through this already congested area of the village.

OTHER REPRESENTATIONS - Letter of objection dated 13 January 2005 from Jeff Gill, Broadway, Great Ouseburn. Three storey 5 bedroom house is completely out of character in this situation, which is the highest point in the village and visible from a long way. The new entrance will run alongside my boundary wall which will suffer from digging out and vibration from vehicles. There are two windows to a utility room and garage, which will overlook my property.

VOLUNTARY NEIGHBOUR NOTIFICATION - None.

RELEVANT PLANNING POLICY

PPS1 Planning Policy Statement 1: Delivering Sustainable Communities

- LPH01 Harrogate District Local Plan (2001, as altered 2004) Policy H1: The Housing Requirement
- 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
- LPH14 Harrogate District Local Plan (2001, as altered 2004) Policy H14: Housing Amenity
- 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
- LPH13 Harrogate District Local Plan (2001, as altered 2004) Policy H13: Housing Density, Layout and Design
- LPHD03 Harrogate District Local Plan (2001, as altered 2004) Policy HD3: Control of development in Conservation Areas
- LPR04 Harrogate District Local Plan (2001, as altered 2004) Policy R4: Open Space Requirements for New Residential Development
- PPG3 Planning Policy Guidance 3: Housing
- PPG15 Planning Policy Guidance 15: Planning and the Historic Environment
- LPHD12 Harrogate District Local Plan (2001, as altered 2004) Policy HD12: Amenity Open Space

ASSESSMENT OF MAIN ISSUES

1. LAND USE/PRINCIPLE - The site lies within the village of Great Ouseburn and there are dwellings on either side. The site falls within classification A, that is, "main settlements and larger villages" within Local Plan Policy H6. The erection of residential development on the site would be acceptable in principle in land use terms subject to various criteria in particular the site would be within the development limits, is appropriate to the form and character of the settlement and provides a satisfactory level of residential amenity. The site is currently the front/side/rear garden of Hillcrest and is therefore a brownfield site. However in reaching a decision on the application the size of the site, the potential impact on the living conditions of adjacent residents and future occupants and the character of the area must be taken into account as well as the context of surrounding development. Subject to these considerations the development would accord with Policies H6 and HX and advice in PPG3.

2. IMPACT ON RESIDENTIAL AMENITY, STREET SCENCE AND THE CONSERVATION AREA - PPG3 promotes higher density development and Policies within the Local Plan reflect this. However, it is recognised that some areas and villages within Harrogate district have a unique character and Policy H6 aims to ensure, inter alia, that development is "appropriate to the form and character of the settlement" and "provides a satisfactory level of residential amenity".

The proposed dwelling would align with the existing dwellings on either side of the site but would be located behind Hillcrest and Starling Cottage. The proposed dwelling would be located 1m from the side of the joint boundaries with the dwellings Dellwood and Broadway. The rear garden of the proposed house would be approximately 5.8m in depth. The proposed dwelling is a large 5 bedroom house, which would be approximately 9m high to the ridge. The bungalow, known as Dellwood, has a blank side elevation facing the site

and there would be a distance of approximately 2m in-between the side of the bungalow and the proposed house. The house, known as Broadway, has a number of windows in the side elevation facing the site and there would be a distance of approximately 4.3m in-between the side of the proposed house and Broadway. Having carefully considered the proposal it is concluded that the proposed development would result in an unacceptable level of overshadowing, overbearing and overlooking which would have a detrimental impact on the living conditions of the existing and future occupiers of the dwellings at Dellwood, Broadway, Hillcrest and Starling Cottage (the other half of the semi to Hillcrest) to warrant refusing the application. Furthermore the proposed access and turning areas to the new dwelling would be located immediately in front of Hillcrest which would also result in an increase in levels of noise and disturbance to the future residents of Hillcrest Cottage which is considered to be unacceptable on planning grounds. The development would therefore be detrimental to residential amenity and contrary to Policies A1 and HD20.

In considering proposals which affect a conservation area the Local Planning Authority is required to have special regard to the desirability of preserving or enhancing the character and appearance of the conservation area. Also Policy HD3 states that: "Development which has an adverse effect on the character or appearance of the conservation area will not be permitted and this includes the following forms of development: B)-The erection of buildings out of scale with their surroundings. C) Proposals involving the loss of open space, which contributes to the character of the conservation area."

Also Policy HD12 seeks to safeguard open sites within settlements, which seek to make a significant contribution to the visual amenity and character of the settlement. The Local Plan indicates at paragraph 6.65 that "Amenity open spaces may or may not have public access."

Having carefully assessed the proposed development it is concluded that the development will not enhance the character and appearance of the conservation area. Similarly the site comprises the garden area of Hillcrest, which contributes in a positive way to the character of this particular village and to grant planning permission for a dwelling on this site would be contrary to the aims of Policies HD3 and HD12.

It is acknowledged that the proposed dwelling has been set back from the road frontage by approximately 20m to reduce the impact on the street scene. There are a mixture of various types of dwellings and buildings within the village and around the site. However it is considered that this new large dwelling with a height of approximately 9m would in this particular location be out of character with the area and will therefore have a detrimental impact on the street scene to warrant refusing the application on those grounds, contrary to Policy HD20.

It is therefore concluded that the proposed development would be contrary to Policy H6, HD12, HD3, HD20 and A1.

3. OPEN SPACE - At the time of writing the report the applicant had not signed the unilateral undertaking in relation to the commuted sum for a contribution to open space within the locality in accordance with Policy R4. Members will be updated on this issue at the Committee.

4. HIGHWAYS - The Highway Officer has requested amendments to the width of the

access. The agent has amended the plans and Members will be advised of the final highway response at the Committee.

CONCLUSION - It is therefore recommended that the application be refused for the reason indicated at the end of the report.

CASE OFFICER: Mr P Jewkes

RECOMMENDATION

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

- 1 It is considered that the proposed development in such close proximity to the adjacent dwellings Hillcrest, Starling Cottage, Dellwood and Broadway would, by reason of overlooking, overshadowing, overbearing and the noise and disturbance that would be generated from the use of the access drive, result in an unacceptably detrimental impact on the living conditions of existing and future residents. The development would be contrary to Harrogate District Local Plan Policies H6, H14, HD20, and A1.
- 2 It is considered that this proposed large house in this particular location would not enhance the character and appearance of the conservation area and would have a detrimental impact on the street scene contrary to Harrogate District Local Plan Policies HD3, A1, HD12 and HD20.

