

## HARROGATE BOROUGH COUNCIL

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

**DATE: 8 February 2005**

<b>PLAN:</b> 12	<b>CASE NUMBER:</b> 04/06573/FUL
<b>APPLICATION NO.</b> 6.100.1691.E.FUL	<b>GRID REF: EAST</b> 433730 <b>NORTH</b> 458110
	<b>DATE MADE VALID:</b> 31.12.2004
	<b>TARGET DATE:</b> 25.02.2005
	<b>WARD:</b> Knaresborough Scriven

Park

**APPLICANT:** Mr R Weddall

**AGENT:** Adrian Jackson Associates

**PROPOSAL:** Demolition of existing dwelling and erection of 1 replacement dwelling.  
(Site Area 0.04 ha) (Revised Scheme)

**LOCATION:** 5 Netheredge Drive Knaresborough North Yorkshire HG5 9DA

## REPORT

### SITE AND PROPOSAL

The application site is located on the eastern side of Netheredge Drive Knaresborough. No.5 Netheredge Drive is an existing bungalow that is located within a street characterised by a mix of house type and styles. Both immediate neighbouring properties are bungalows with two storey dwellings situated opposite. Two bungalows are located to the rear of the premises. The boundaries of the site to adjacent residential property are marked by existing hedgerow. Both adjacent bungalows (Nos 3 and 7) have windows facing the site.

The applicant proposes the demolition of the existing bungalow and replacement with a new dormer bungalow providing three bedroom accommodation. Vehicular access would be taken via the existing driveway situated at the north-western corner of the plot. The scheme represents a revised scheme following the earlier refusal of an application for a replacement dwelling under 6.100.1691.D.FUL.

### MAIN ISSUES

1. Land Use
2. Residential Amenity
3. Visual Impact
4. Highway Safety
5. Open Space Provision

### RELEVANT SITE HISTORY

6.100.1691.FUL - Single storey extension, detached garage and new entrance: CONSENT GRANTED 27.10.1993

6.100.1691.A.FUL - Erection of single storey side extension: CONSENT GRANTED  
21.01.1999

6.100.1691.B.FUL - Demolition of existing bungalow and erection of replacement detached dwelling: REFUSED 11.11.2003

6.100.1691.C.FUL - Erection of single storey side extensions: REFUSED: 10.05.2004

6.100.1691.D.FUL - Demolition of existing dwelling and erection of 1 replacement dwelling: REFUSED 28.09.2004

## **CONSULTATIONS/NOTIFICATIONS**

### **Parish Council**

Knarborough

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

Recommend approval of the application with no conditions

## APPLICATION PUBLICITY

**SITE NOTICE EXPIRY:** 04.02.2005

**PRESS NOTICE EXPIRY:** 04.02.2005

## REPRESENTATIONS

**KNARSBOROUGH TOWN COUNCIL** - The Town Council have no objections to the development.

## **OTHER REPRESENTATIONS -**

**VOLUNTARY NEIGHBOUR NOTIFICATION** - Yes - 3 properties notified

3 Netheredge Drive

7 Netheredge Drive

'Shielings' Ripley Road

## RELEVANT PLANNING POLICY

PPS1 Planning Policy Statement 1: Delivering Sustainable Communities

PPG3 Planning Policy Guidance 3: Housing

PPG17 Planning Policy Guidance 17: Planning for open space, sport and recreation

PPG13 Planning Policy Guidance 13: Transport

SPH4 North Yorkshire County Structure Plan Policy H4

LPHX Harrogate District Local Plan (2001, as altered 2004) Policy HX: Managed Housing Site Release

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

- developments in the main settlements and villages
- LPH05 Harrogate District Local Plan (2001, as altered 2004) Policy H5: Affordable Housing
- LPH13 Harrogate District Local Plan (2001, as altered 2004) Policy H13: Housing Density, Layout and Design
- LPH17 Harrogate District Local Plan (2001, as altered 2004) Policy H17: Housing Type
- LPHD20 Harrogate District Local Plan (2001, as altered 2004) Policy HD20: Design of New Development and Redevelopment
- LPR04 Harrogate District Local Plan (2001, as altered 2004) Policy R4: Open Space Requirements for New Residential Development
- LPA01 Harrogate District Local Plan (2001, as altered 2004) Policy A1: Impact on the Environment and Amenity

## **ASSESSMENT OF MAIN ISSUES**

**1. LAND USE** - The application site is located within the existing built up confines of the settlement and represents a previously developed site. The broad land use principle of redevelopment of the site is acceptable under Harrogate District Local Plan Policy H6 and Harrogate District Local Plan Selective Alteration Policy HX. Policy H6 does however identify additional criteria that must be satisfied and these issues are discussed in more detail below.

Given the earlier refused scheme at this site, the key issues in determination of this scheme are considered to be the impact of the development upon the street scene and impact upon the living conditions of the occupiers of adjacent property.

**2. RESIDENTIAL AMENITY** - HDLP Policy H6 HD20 and A1 all require new development to maintain a satisfactory residential environment. In consideration of this issue it is necessary to understand the previous history relating to the site. Consent has been granted under 6.100.1691.FUL/A.FUL for single storey side extensions to the existing bungalow. Although both consents have lapsed they did extend the bungalow closer to the joint boundaries. Whilst an application to renew these consents was submitted under 6.100.1601.C.FUL and refused consent in April 2005 this was solely based upon the adverse impact upon the scheme would have upon the character of the original bungalow (i.e it was considered the scheme would not have an adverse impact upon amenity).

The application submitted under 6.100.1691.D.FUL for a replacement dwelling occupied a similar footprint to the proposed extended bungalow but was to incorporate accommodation within the roof space (and thus increase the massing and height of the structure). Members will recall that this application was refused consent for the following reason:-

'1. The proposed development would as a consequence of its size, mass and siting represent an over development of this site having a detrimental impact upon both the street scene and residential environment of the occupiers of adjacent residential property in a manner contrary to the provision of Harrogate District Local Plan Policies H6, HD20 and A1.'

The current scheme represents a revised submission following the refusal of the above application. The scheme still represents the submission of a dormer bungalow but has been revised, in that the garage is now detached and sited to the rear of the garden area. The resultant access drive to the garage ensures that the dwelling is set approx 4m(max) -

2.4m(min) away from the joint boundary with No.3. The provision of the drive ensures that the dwelling itself is sited the approx 8.25m from the gable elevation of No3. The introduction of a hipped gable further reduces the massing impact upon the living conditions of the occupiers of that unit.

The separation distance between the proposed property and No.7 is 5m (this distance is similar to that considered under the previous schemes to extend the unit). The dwelling has however been re-sited approx 1m closer to the front boundary than the existing bungalow. Whilst the front elevation of the proposed unit would project beyond that of No.7 , your officer does not consider that in view of the separation distances and the fact that there are several properties in the immediate vicinity that have forward projecting gables , the scheme would have neither an adverse impact upon the living conditions of the occupiers of that unit or indeed the street scene.

The roof height would be increased to incorporate the proposed dormer windows. No dormers are proposed to the rear elevation and as such no overlooking of the properties to the rear would occur. Sufficient privacy distance exists between the site and dwellings on the opposite side of the road to ensure that the front dormer windows do not create any new overlooking (approx 25m).

**3. VISUAL IMPACT** - The street scene is characterised by a variety of house types and styles. The siting of the proposed dormer bungalow has been revised since consideration of the last scheme and retains an appropriate degree of separation between the two immediate adjacent units. The resultant size and massing of the smaller dwelling is considered appropriate to the street scene.

**4. HIGHWAY SAFETY** - The applicants intend to use the existing access serving the site. The Highway Authority have been consulted and have no objection to the development.

**5. OPEN SPACE PROVISION** - As the scheme represents the replacement of an existing dwelling, then the provisions of HDLP Policy R4 are not applicable in this instance.

**CONCLUSION** - The broad land use principle of a replacement dwelling is considered acceptable under the provisions of HDLP Policies H6 and HX. Clearly the key issues in the determination of the scheme are the impact upon the living conditions of the occupiers of adjacent residential property and secondly the impact of the development upon the street scene itself.

Both Nos 3 and 7 have habitual room windows facing the site. Clearly the dwelling will extend closer to those units than the existing bungalow and that the massing will be increased by the incorporation of living accommodation in the roof space. It is however considered that in view of the separation distances between the units and the imposition of a controlling condition to ensure that permitted development rights are removed that the scheme would not have a significant impact to justify refusal of the development. A material consideration in this respect has to be taken of the various planning applications that have been determined at the site.

In terms of the visual impact of the development, the dwelling has been reduced in size when compared to previous schemes. The reduced massing of the unit is welcomed , particularly given that both adjacent units are bungalows. It is considered that the dormer

bungalow in its revised form would be appropriate in the street scene. Given the mix of house type that already exists in the immediate locality it is considered that the earlier reason for refusal has been overcome and that the development is now in accordance with the provisions of HDLP Policies H6 and HD20.

In the absence of any material considerations to set aside the provisions of the development plan, approval of the application is recommended.

**CASE OFFICER:** Mr A Hough

## RECOMMENDATION

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

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 5yrs
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 CI02Z PD RESTRICTION, NO ... extensions, garages, outbuildings and roof/dormer windows
- 5 CD14 NO WINDOWS IN DEVELOPMENT ... first floor northern ... development

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 4 CI02ZR PROTECT VISUAL AMENITY
- 5 CD14R PRIVACY AND RESIDENTIAL AMENITY

## INFORMATIVES

- 1 All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats &c.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and English Nature contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given English Nature's contact details. English Nature, North and East Yorkshire Team, Genesis 1 University Road Heslington York YO10 5ZQ. Tel 01904 435500



**Harrogate**  
BOROUGH COUNCIL

**Area 2 DC Committee**

**08/02/2005**

App No.: 6.100.1691.E.FUL

Case No.: 04/06573/FUL

Scale: 1:1250 (at A4 size)

Item No: 12

Drawn by: J Brown

Site Area: 0.04 hectares

Site



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