

## HARROGATE BOROUGH COUNCIL

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

DATE: 8 February 2005

<b>PLAN:</b> 14	<b>CASE NUMBER:</b> 04/05862/OUT
<b>APPLICATION NO.</b> 6.95.40.A.OUT	<b>GRID REF: EAST</b> 441462 <b>NORTH</b> 456208
	<b>DATE MADE VALID:</b> 17.12.2004
	<b>TARGET DATE:</b> 11.02.2005
	<b>WARD:</b> Ribston

**APPLICANT:** Mr And Mrs Barker

**AGENT:** Mr S Whiteley

**PROPOSAL:** Outline application for the erection of a detached dormer bungalow with access considered. (Site area 0.099ha)

**LOCATION:** Bayram House Hopperton Knaresborough North Yorkshire HG5 8PD

### REPORT

#### SITE AND PROPOSAL

The site is immediately to the west of Bayram House adjoining the north side of the Harrogate/York railway line immediately to the west of the A1(M).

The proposal is seeing outline planning permission for the erection of a detached dormer bungalow with garage. Access is for consideration at this time: siting, design, external appearance and landscaping are matters reserved for consideration at a later date.

#### MAIN ISSUES

1. Policy
2. Siting
3. Open Space

#### RELEVANT SITE HISTORY

6.95.40.FUL - Erection of detached garage/workshop: Refused 20.08.2001.

### CONSULTATIONS/NOTIFICATIONS

#### Parish Council

Allerton Mauleverer w Hopperton

#### Highway Authority

No objection

## **Environment Agency**

No comment

## **Environmental Health**

Reply awaited

## **APPLICATION PUBLICITY**

**SITE NOTICE EXPIRY:** 04.02.2005

**PRESS NOTICE EXPIRY:** 04.02.2005

## **REPRESENTATIONS**

**HOPPERTON PARISH COUNCIL** - Reply awaited.

**OTHER REPRESENTATIONS** - None.

**VOLUNTARY NEIGHBOUR NOTIFICATION** - None.

## **RELEVANT PLANNING POLICY**

- PPS1 Planning Policy Statement 1: Delivering Sustainable Communities
- PPS7 Planning Policy Statement 7: Sustainable Development in Rural Areas
- SPH5 North Yorkshire County Structure Plan Policy H5
- LPC02 Harrogate District Local Plan (2001, as altered 2004) Policy C2: Landscape Character
- LPC15 Harrogate District Local Plan (2001, as altered 2004) Policy C15: Conservation of Rural Areas not in Green Belt
- 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
- LPH07 Harrogate District Local Plan (2001, as altered 2004) Policy H7: Housing development in the countryside
- LPH18 Harrogate District Local Plan (2001, as altered 2004) Policy H18: Siting and design of dwellings in the countryside
- LPHX Harrogate District Local Plan (2001, as altered 2004) Policy HX: Managed Housing Site Release

## **ASSESSMENT OF MAIN ISSUES**

**1. POLICY** - Government guidance, North Yorkshire County Structure Plan and Harrogate District Local Plan policies all resist the creation of new dwellings in the countryside away from settlements unless there is a special justification for a dwelling to be in a particular location.

**2. SITING** - The adjoining house and the application site are part of a narrow strip of land on the north side of the railway line immediately to the west of what I assume was originally the A1 trunk road. Some adjoining land to the west of the site also within the applicants

ownership is described as a disused coal yard. The whole strip of land is slightly elevated above adjoining agricultural land and it would appear that the site is previously developed land. A succession of alterations to the A1 trunk road and the construction in more recent times of the A1(M) has resulted in the site being quite separated from all but the neighbouring farm, New Inn Farm, with access by an underpass under the A1(M), remote from any other houses or settlements.

A dwelling on the proposed site, given the local tree cover, would not be particularly intrusive, but is remote from other houses, shops or services. The application is described as 'for use by a dependant relative'. It is not considered the reason for the proposed dwelling is sufficient justification to set aside adopted planning policies which resist a new dwelling in this remote and unsustainable location and consequently the development will be contrary to adopted local plan policies.

**3. OPEN SPACE** - If Members were minded to grant consent, a condition requiring payment towards the provision of open space would be required.

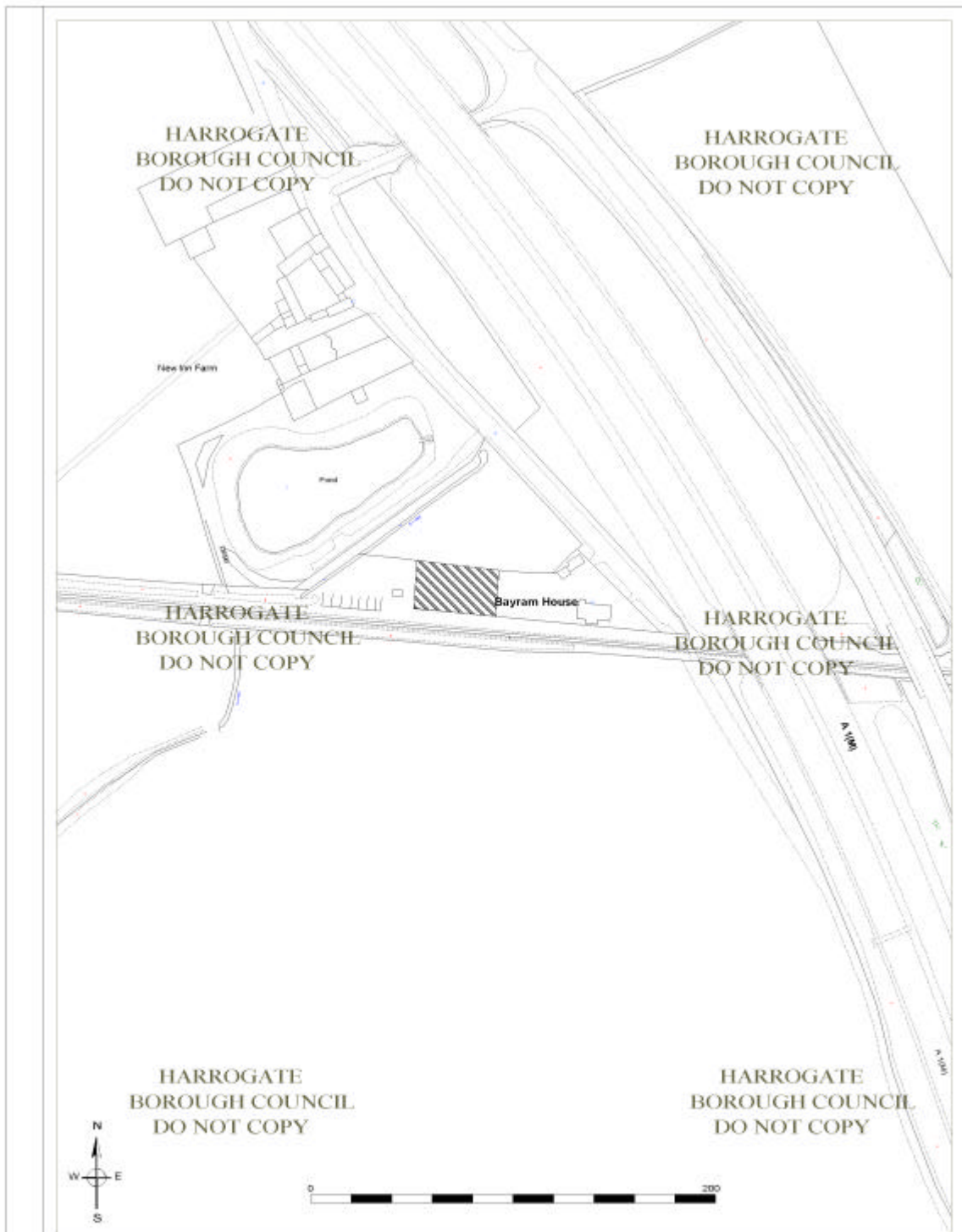
**CONCLUSION** - The proposal is in a remote and unsustainable location away from any settlement, shops or other services. The reason for the proposal is not considered sufficient justification to overcome government guidance or adopted Local Plan policies and consequently it is strongly recommended that permission is refused.

**CASE OFFICER:** Mr M A Warden

#### RECOMMENDATION

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

- 1 The proposed dwelling is in a remote and unsustainable location in the countryside away from any settlement, shops or other services and consequently the development will be contrary to North Yorkshire County Structure Plan Policy H5 and Harrogate District Local Plan Policy H7.



**Harrogate**  
 BOROUGH COUNCIL

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**Area 2 DC Committee**

**08/02/2005**

App No.: 6.95.40.A.OUT

Case No.: 04/05862/OUT

Scale: 1:2500 (at A4 size)

Item No : 14

Drawn by: J Brown

Site Area.: 0.099 hectares

Site



**Produced for Development Control Area Planning Committee for site identification purposes only.**