

HARROGATE BOROUGH COUNCIL

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

DATE: 19 July 2005

PLAN: 08	CASE NUMBER: 05/02581/FUL
APPLICATION NO. 6.64.333.C.FUL	GRID REF: EAST 439552 NORTH 465507
	DATE MADE VALID: 27.05.2005
	TARGET DATE: 22.07.2005
	WARD: Boroughbridge

APPLICANT: Mr And Mrs S Terry

AGENT: J Van Pagh

PROPOSAL: Erection of one detached house, detached double garage with home office over and new vehicular access. (Site area 0.048 ha)

LOCATION: 11 Ashbourne Road Boroughbridge York North Yorkshire YO5 9HX

REPORT

SITE AND PROPOSAL

Ashborne Road lies immediately to the south of the Morrisons Supermarket at Stump Cross.

The proposed site is the extensive garden to No.11 Ashborne Road, itself one of several semi-detached houses on this small cul-de-sac.

There is currently an extensive flat roof garage situated at the end of the cul-de-sac.

The proposal is to demolish this garage and build a new one further back from the highway. This will allow access to the front garden of No.11, where 2 parking spaces are to be provided.

The new garage, which incorporates an office in the roof space, will serve the new dwellings which is to be built on the same line as the adjacent dwellings.

The hipped roof design of the dwelling, a 3/4 bedroomed unit reduces the mass of the building which is to have vertical hanging tiles to the upper elevations to reflect the style of other dwellings in the cul-de-sac which incorporate rendered upper walls. A reasonably sized rear garden is provided, the front area being mostly hard surfaced between the dwelling and garage.

There is an extension to the front of the building which projects beyond the general building line and adds to the bulk.

MAIN ISSUES

1. Policy Matters
2. Visual Appearance
3. Residential Amenity

RELEVANT SITE HISTORY

2 storey extension to No.11: Approved 09.07.1990.

Dwelling: Refused 01.06.1989.

CONSULTATIONS/NOTIFICATIONS

Parish Council

Boroughbridge

DLAS - Open Space

Requires commuted sum of £376 to meet Policy R4. To be allocated to leisure area/youth and adult facilities and Wetherby Road verges and Boroughbridge Leisure Centre.

Highway Authority

Awaited

Environmental Health

Awaited

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 08.07.2005

PRESS NOTICE EXPIRY: 08.07.2005

REPRESENTATIONS

BOROUGHBRIDGE TOWN COUNCIL - No reply.

OTHER REPRESENTATIONS - None.

VOLUNTARY NEIGHBOUR NOTIFICATION - None.

RELEVANT PLANNING POLICY

PPS1 Planning Policy Statement 1: Delivering Sustainable Communities

PPG3 Planning Policy Guidance 3: Housing

PPG24 Planning Policy Guidance 24: Planning and Noise

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

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
- LPH13 Harrogate District Local Plan (2001, as altered 2004) Policy H13: Housing Density, Layout and Design
- LPA01 Harrogate District Local Plan (2001, as altered 2004) Policy A1: Impact on the Environment and Amenity
- LPA03 Harrogate District Local Plan (2001, as altered 2004) Policy A3: Noise Generating and Sensitive Development
- LPHD20 Harrogate District Local Plan (2001, as altered 2004) Policy HD20: Design of New Development and Redevelopment
- LPC05 Harrogate District Local Plan (2001, as altered 2004) Policy C5: Woodland and Forestry
- LPR04 Harrogate District Local Plan (2001, as altered 2004) Policy R4: Open Space Requirements for New Residential Development

ASSESSMENT OF MAIN ISSUES

1. POLICY MATTERS - The site lies within the development limits of the settlements (Policy H6) and relates to a previously developed site (Policy HX) as encouraged by PPG3.

The development is a logical rounding off and will not harm the character of the settlement.

In view of the edge of village location and open character of the area the development of a sizable dwellings is appropriate (Policy H13) and the site is not of a size to trigger affordable housing under Policy H5.

It is anticipated that the Section 106 obligation will be returned shortly - to comply with Policy R4.

Whilst the site is close to the A1/A168, traffic noise was not particularly intrusive and with modern construction/double glazing, no significant noise/disturbance would occur and the proposal meets the requirements of Policy A3 and PPG24 - Noise.

The development lies close to protected trees (within the superstore grounds) - TPO 21/2004, but no adverse affect would arise from the construction of the garage and the proposal meets the terms of Policy C5 (Tree Protection).

The design is an appropriate one as required by Policies A1/HD20.

2. VISUAL APPEARANCE - The dwelling and garage is an unusual design but within the immediate locality there are many differing building styles, and the proposal will not appear out of place apart from the projecting front element and extent of roof windows. Amendments to produce a more traditional design have been sought. Whilst the garage will appear as a feature in the streetscene, it replaces an unsightly wooden, flat roof structure, and is sited further from the highway. As a result, it will not be intrusive.

The design is appropriate in this location.

3. RESIDENTIAL AMENITY - Due to the position of the dwelling and orientation of the windows no appreciable loss of residential amenity would result.

Adequate parking is provided and the use of the office above the garage will not cause any

amenity issues providing its use is controlled.

CONCLUSION - The development is a logical rounding off, which complies with local plan policy and is an appropriate proposal.

CASE OFFICER: Mr R Forrester

RECOMMENDATION

That the application be DEFERRED and the HOPS be authorised to APPROVE the application subject to the following conditions and such other conditions HOPS considers to be necessary.

REASON FOR DEFERRAL:

0 for the receipt of amended plans.

PROPOSED CONDITIONS:

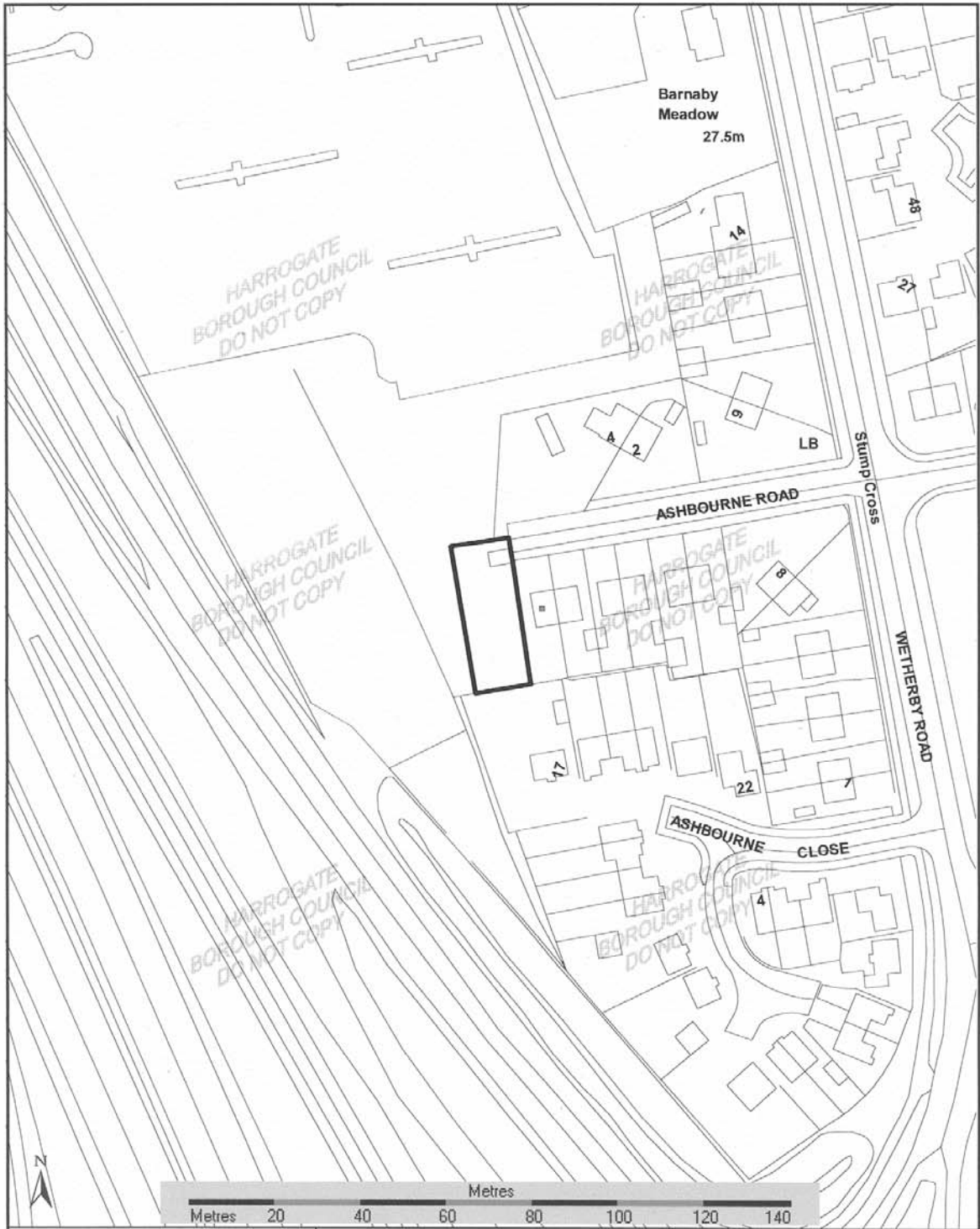
- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 5yrs
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 21.06.2005 and
- 3 CD10 MATERIALS TO BE APPROVED
- 4 A detailed scheme for landscaping, including the planting of trees and/or shrubs and the use of surface materials shall be submitted to the Local Planning Authority and no development shall take place until the Local Planning Authority have approved a landscaping scheme; such scheme shall specify materials, species, tree and plant sizes, numbers and planting densities, and the timing of implementation of the scheme, including any earthworks required. The approved scheme shall be implemented at the first planting season following commencement of the development.
- 5 Prior to the commencement of the development, the revised parking arrangements for No.11 Ashborne Road, as shown on Plan No. ST/DP-0205.01 Rev A received on 21.06.05, shall be provided and thereafter so retained, free of any obstruction that would prevent their use for the parking of vehicles.
- 6 HW21 PARKING FOR SINGLE DWELLING
- 7 The proposed office shall be used wholly in conjunction with and in addition to the existing living accommodation at the dwelling hereby approved.
- 8 CL04 REPLANTING IF ANY TREES/SHRUBS DIE

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD10R INTERESTS OF AMENITY
- 4 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 5 HW15R ROAD SAFETY REQUIREMENTS
- 6 HW21R ROAD SAFETY REQUIREMENTS
- 7 The formation of a business use in this location would not be appropriate.
- 8 CL04R SAFEGUARD RIGHTS OF CONTROL/AMENITY

INFORMATIVES

- 1 This development is subject to a Planning Obligation made under Section 106 of the Town and Country Planning Act 1990.



Harrogate
BOROUGH COUNCIL

Department of Development Services

This map has been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Harrogate Borough Council 1000 19628 2005.

AREA 2 DC COMMITTEE

Item No. 8

App No./Case No. 6.64.333.C.FUL 05/02581/FUL

Scale (at A4 size) 1:1250

Site area 0.048 ha

Site boundary 

Drawn MDTT

Date 19/07/2005

