

HARROGATE BOROUGH COUNCIL

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

DATE: 19 July 2005

PLAN: 11	CASE NUMBER: 05/02168/FUL
APPLICATION NO. 6.100.1491.O.FUL	GRID REF: EAST 435432 NORTH 458448
	DATE MADE VALID: 17.05.2005
	TARGET DATE: 12.07.2005
	WARD: Knaresborough Scriven

Park

APPLICANT: Britannia Developments

AGENT: Red Zebra Design Ltd

PROPOSAL: Erection of 7 dwellings (site area 0.29ha).

LOCATION: Land Between 62 & 80 Boroughbridge Road Knaresborough North
Yorkshire

REPORT

SITE AND PROPOSAL

This application relates to the site on Boroughbridge Road, referred to in the previous report.

This proposal is for an alternative scheme of 7 dwellings, which would be grouped around a cul-de-sac and turning head instead of the 'frontage' scheme also under consideration.

The scheme includes the same 4/5 bedroomed units of the other application and also a pair of 3 storey/three bedroomed semi-detached houses with integral garages. These properties incorporate a third floor with 2 bedrooms within the roof utilising dormer windows.

MAIN ISSUES

1. Principle of Development
2. Form of Development
3. Amenity Issues
4. Highway Matters

RELEVANT SITE HISTORY

Outline and Reserved Matters: Approved.

CONSULTATIONS/NOTIFICATIONS

Parish Council

Knarborough Town Council

Environment Agency

Advises 1 condition

Environmental Health

Requires land fill gas survey

Yorkshire Water

Awaited

Chief Engineer (H and T)

Not recommended for approval - requires substantial alterations to layout to be acceptable.

H.B.C Land Drainage

No comments

DLAS - Open Space

Awaited

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 24.06.2005

PRESS NOTICE EXPIRY: 24.06.2005

REPRESENTATIONS

KNARSBOROUGH TOWN COUNCIL - Object on the following grounds:-

That the development potential of the application site should be considered in conjunction with the neighbouring area and that this proposed development would be 'short term'.

OTHER REPRESENTATIONS - 3 letters of objection state the following:-

1. Government is resisting development on prime agricultural land.
2. Current boundaries should not be exceeded.
3. Extra cars on Boroughbridge Road is undesirable - history of accidents.
4. In-depth development is out of character.
5. Seriously overlooks 60/62 and their rear garden area.
6. Overdevelopment of the site - too close to No 62 and 80.

VOLUNTARY NEIGHBOUR NOTIFICATION - None.

RELEVANT PLANNING POLICY

PPS1 Planning Policy Statement 1: Delivering Sustainable Communities

PPG3 Planning Policy Guidance 3: Housing

- LPH04 Harrogate District Local Plan (2001, as altered 2004) Proposal H4: New Housing Allocations
- 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
- 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
- LPHD20 Harrogate District Local Plan (2001, as altered 2004) Policy HD20: Design of New Development and Redevelopment
- LPHD16 Harrogate District Local Plan (2001, as altered 2004) Policy HD16: Approaches to Settlements

ASSESSMENT OF MAIN ISSUES

1. PRINCIPLE OF DEVELOPMENT - Whilst the site is a Greenfield one that Policy HX would seek to resist, the site benefits from outline/reserved matters approval which establishes the principle of development of the site.

The site lies within the development limits (Policy H6) and is not of a size to trigger a need for affordable housing under Policy H5.

A commuted sum for open space (Policy R4) will be required.

The main issue relates to the form of development under Policy H6.

2. FORM OF DEVELOPMENT - The site lies on the approach into the settlement and will be a prominent one. Policy HD16 requires a high quality design on such approaches and Policies A1/HD20 require a high standard of design.

Policy H6 requires development to be appropriate for its location and the character and form of the settlement. In this instance, the character of the locality is one of frontage property and the in-depth proposal (on the edge of farmland to the east and open land to the west of the road) will appear out of place.

In particular, when entering the settlement from the north, the rear elevation of plot 1, will appear very intrusive, projecting up to the highway unlike the majority of other dwellings all of which are set back from the highway.

Plots 3/4, the 3 storey semis, present an unsightly, high blank gable wall towards the public highway and will appear as an urban feature in this semi rural location.

The design is inappropriate for the location.

3. AMENITY ISSUES - The dwellings are sited in a manner so as to reduce direct overlooking of adjacent dwellings and whilst the orientation of the plots will result in dwellings looking towards the neighbours private rear gardens, the distances are such that no appreciable loss of privacy would result.

There is however, a concern that the relationship between the 3 storey units (Plots 3/4) and the dwellings on Plot 2 is substandard. At only 16m between 3 storey properties, a serious loss of amenity would result, contrary to Policy A1.

4. HIGHWAY MATTERS - The proposed access details are not acceptable to the Highway Authority and could result in a highway danger due to parking and turning movements which could overspill on to Boroughbridge Road. Significant changes to the layout would be necessary to resolve these concerns.

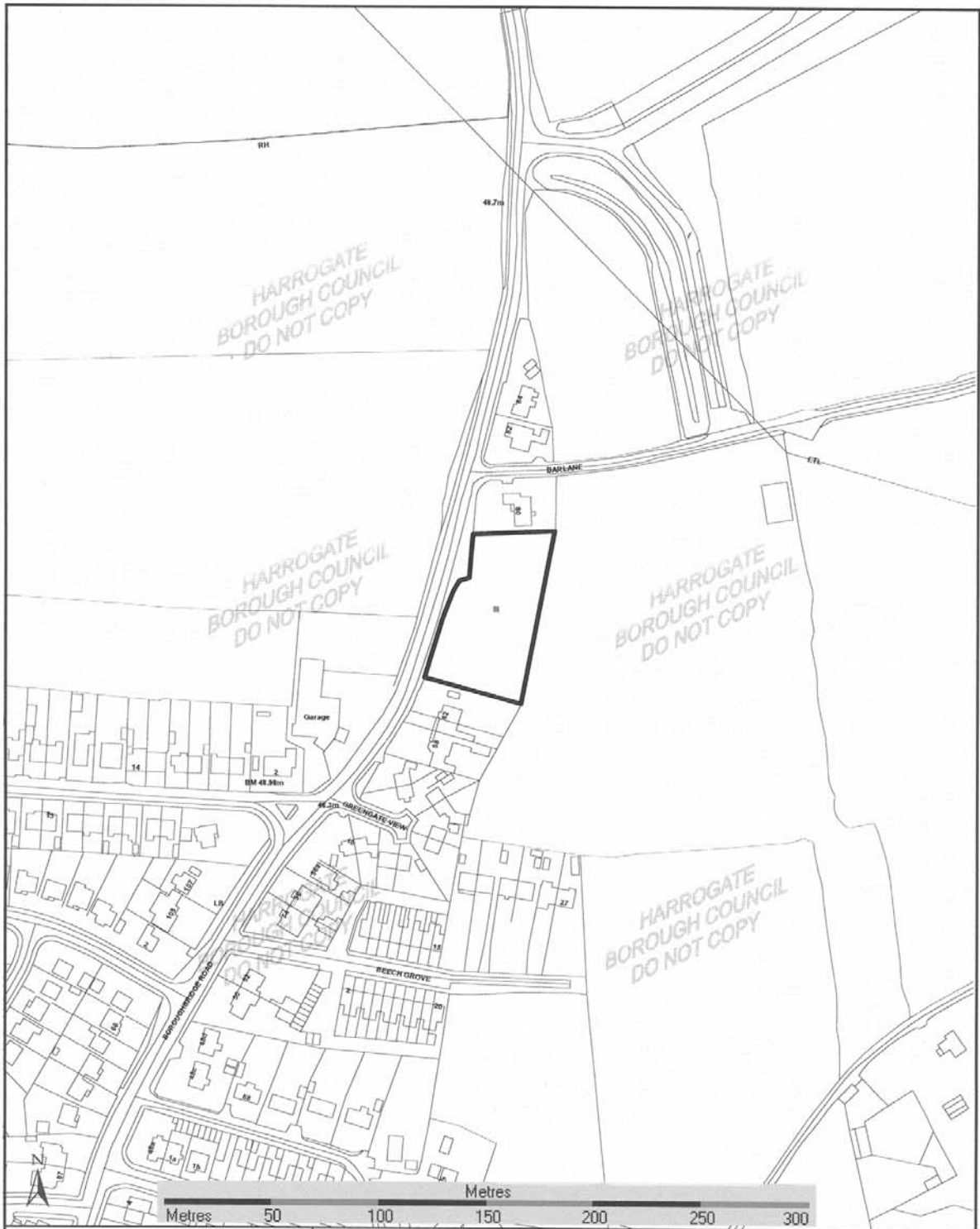
CONCLUSION - The development proposed is unacceptable and will produce an unsatisfactory layout, poor standards of amenity and problematical access.

CASE OFFICER: Mr R Forrester

RECOMMENDATION

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

- 1 The proposal would create an unsatisfactory appearance, due to the in depth form of development, the siting and position of the dwellings, and their design, that would be harmful to the character and form of the settlement and its approach contrary to Policies A1, H6, HD16 and HD20 of the adopted Harrogate District Local Plan.
- 2 The layout of the access road and position of the dwellings will create an unsatisfactory level of residential amenity and would be detrimental to highway safety, contrary to Policies H6, A1 and T1 of the adopted Harrogate District Local Plan.



Harrogate
BOROUGH COUNCIL

Department of Development Services

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Harrogate Borough Council 1000 19628 2005.

AREA 2 DC COMMITTEE

Item No. 11

App No./Case No. 6.100.1419.O.FUL 05/02168/FUL

Scale (at A4 size) 1:2500 Site area 0.29 ha Site boundary 

Drawn MDTT Date 19/07/2005

