

HARROGATE BOROUGH COUNCIL

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

DATE: 19 July 2005

PLAN: 13	CASE NUMBER: 05/02539/FUL
APPLICATION NO. 6.136.19.B.FUL	GRID REF: EAST 442210 NORTH 450570
	DATE MADE VALID: 03.06.2005
	TARGET DATE: 29.07.2005
	WARD: Ribston

APPLICANT: Miss M Hook

AGENT: William Saunders Partnership

PROPOSAL: Erection of replacement dwelling with two storey detached garage (site area 0.18ha).

LOCATION: Chatterleys Ingmanthorpe Wetherby North Yorkshire

REPORT

SITE AND PROPOSAL

The site comprises a detached three bedroom house located within the Ingmanthorpe Estate, to the north of the recent residential development at Ingmanthorpe Hall. The dwelling is a two storey structure of white painted brick under Welsh slate pitched roof. There is an existing large flat roofed garage store to the north of the dwelling. The dwelling is of no particular architectural merit and is shown on the OS plan as the Gamekeeper's Cottage. The site lies within the open countryside adjacent to an area of woodland and the site is well screened by trees.

The proposal is for the erection of a replacement four bedroom dwelling with detached garage and office accommodation above. The plans indicate that the existing large flat roofed garage is to be demolished and the new garage will be located to the south east of the house.

MAIN ISSUES

1. Principle. Housing in the Countryside. Impact on amenity.
2. Highways.

RELEVANT SITE HISTORY

Erection of two storey side, front and rear extensions, single storey side extension, rear conservatory and erection of replacement double garage with office to first floor approved 5 April 2004, reference 6.136.19.A.FUL.

CONSULTATIONS/NOTIFICATIONS

Forestry Commission

No comments received

Woodland Trust

No comments received

Parish Council

Ingmanthorpe

English Nature

No comments received

Highway Authority

No comments received

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 15.07.2005

PRESS NOTICE EXPIRY: 15.07.2005

REPRESENTATIONS

KIRK DEIGHTON PARISH COUNCIL - Does not object or support the application but comments as follows: The garage is very large and an unusual design in the open countryside. The garage with an office upstairs could be converted to a two bedroom house.

OTHER REPRESENTATIONS - None at the time of writing the report.

VOLUNTARY NEIGHBOUR NOTIFICATION - None.

RELEVANT PLANNING POLICY

- PPS1 Planning Policy Statement 1: Delivering Sustainable Communities
- 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
- 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
- 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

ASSESSMENT OF MAIN ISSUES

1. PRINCIPLE. HOUSING IN THE COUNTRYSIDE. IMPACT ON AMENITY - In terms of the principle of a new dwelling on the site Policy H7 is relevant in the determination of this application. This Policy states, inter alia, that: "The erection of new dwellings in the

countryside ... will be permitted only where they are essential to the needs of agriculture or forestry or where there is a special justification."

However in this case a dwelling currently exists on the site and the proposal is to replace the existing dwelling with a new dwelling on the site of the existing house. It should also be noted that planning permission was granted for the erection of two storey side, front and rear extensions, single storey side extension, rear conservatory to the house and erection of replacement double garage with office to first floor on the 5 April 2004. The approved extensions and double garage with office at first floor are identical to the application that Members are now considering. The planning permission that was granted in April 2004 is extant and can therefore be implemented up until the 5 April 2009. This is of course a significant material consideration in the determination of the current planning application and must be taken into account in the determination of this application. The applicant's agent has indicated that: "From a construction point of view, it has now been established that to demolish the property and erect a new dwelling on the same footprint is a more appropriate course of action." Therefore in view of the above it is concluded that there are no sound planning reasons to oppose the development in terms of Policy H7.

It should be noted that the site lies adjacent to a woodland area and is well screened by trees. The removal of the old flat roofed garage at the front of the house would be a visual improvement and would be a condition of any planning permission. Therefore because the site lies within a secluded area and is not visible from the public domain there are no visual reasons to oppose the development. The design of the house and the proposed materials of brick and slate to match the existing are considered to be acceptable. There is no impact on the woodland area.

The development is therefore in accordance with Policies A1, HD20 and C5.

2. HIGHWAYS - At the time of writing the report the observations of the Highway Officer had not been received. An update will be given at the Committee.

CONCLUSION - It is therefore recommended that planning permission be granted subject to conditions.

CASE OFFICER: Phil Jewkes

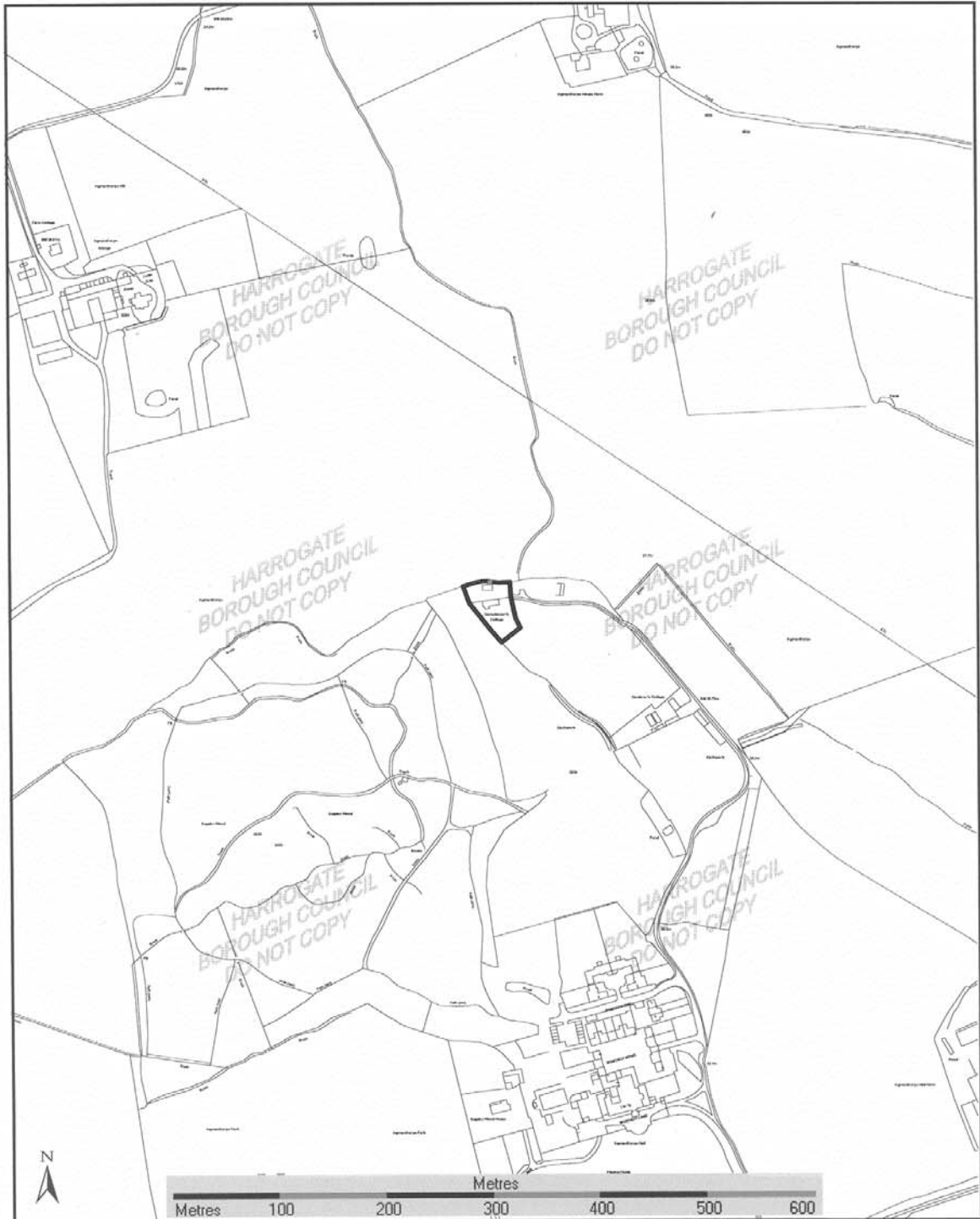
RECOMMENDATION

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

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 5 years
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 CF06 IN CONJUNCTION WITH EXIST ACCOMMODATION ... garage and office ... Chatterleys, Ingmanthorpe, Wetherby.
- 5 The development hereby approved shall not be occupied until the original garage to the north of the dwelling has been demolished and removed from the site.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 4 CF06R SEPARATE RESIDENTIAL UNIT UNACCEPTABLE
- 5 In the interests of visual amenity.



Harrogate
BOROUGH COUNCIL

Department of Development Services

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Harrogate Borough Council 1000 19628 2005.

AREA 2 DC COMMITTEE

Item No. 13

App No./Case No. 6.136.19.B.FUL 05/02539/FUL

Scale (at A4 size)

1:5000

Site area

0.18 ha

Site boundary

Drawn

MDTT

Date

19/07/2005

