
Minute 16/05(06)

CASE NUMBER: 05/01962/FUL
GRID REF: EAST 444729 NORTH 460688

APPLICATION NO.: 6.88.73.A.FUL

LOCATION:

Land Between Beech House And The White House Main Street Little Ouseburn York
North Yorkshire

PROPOSAL:

Erection of two detached dwellings and the felling of 6 trees within the Little Ouseburn
Conservation Area. (Site area 0.097ha)(Revised Scheme).

APPLICANT: Mrs Akre And Mrs Kissack

REFUSED. Reason(s) for refusal:-

- 1 The application site is land which has been used as an orchard and has not been brought into the domestic curtilage and as such under PPG3 is not classed as previously developed land but land that has been used for agricultural purposes. It is therefore a Greenfield site and as no exceptional circumstances have been shown does not comply with Policies HX and H6 of the Harrogate District Local Plan.
- 2 The proposed scheme represents the sub-division of a larger site for which there would be an affordable housing requirement. The proposal fails to provide any affordable housing for local needs and is therefore contrary to Policy H5 of the Harrogate District Local Plan.
- 3 The site is an important gap within the Conservation Area and is also an important amenity open space. The boundary walls are important features of the conservation area. The proposed development would fill in the gap and breach the wall in two places, which would have a detrimental impact on the character and appearance of the conservation area contrary to Policies HD3 and HD12 of the Harrogate District Local Plan.
- 4 The development of the site would have a detrimental impact on the setting of the listed building by way of reducing views of the listed building, by enclosing it and from the loss of the open space adjacent to it that contributes the listed buildings rural setting, contrary to Policy HD1 of the Harrogate District Local Plan.
- 5 The proposed scheme, due to its close proximity to the adjacent dwelling would have a detrimental impact on residential amenity through overlooking, loss of

privacy and noise and disturbance, contrary to policies H6, A1 and HD20 of the Harrogate District Local Plan.

(Miss K Broadbank (agent) attended the meeting and spoke to the item under the Council's Opportunity to Speak Scheme).

(UNANIMOUS DECISION)