
Minute 16/05(07)

**CASE NUMBER: 05/01492/FUL
GRID REF: EAST 435215 NORTH 457160**

APPLICATION NO.: 6.100.78.D.FUL

LOCATION:

Land Between 25 And 19 Park Row Knaresborough North Yorkshire

PROPOSAL:

Erection of 2 semi-detached dwellings. (Site area 0.015ha)

APPLICANT: Mr Adrian Paul

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 19.07.2010
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 07.07.2005
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 CD13 WINDOW FRAME MATERIALS ... timber
- 5 CD05 REVEALS: MM ... 30
- 6 CD15A NO FURTHER WINDOWS IN DEVELOPMENT ... north-west ... dwellings
- 7 The bathroom and stairway windows to the north west elevation of the dwellings hereby approved shall be obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent and that level of obscure glazing shall be maintained at all times.
- 8 HW18 PROV'N OF APP'VD PARKING/MANOEUVR'G/TURN
- 9 No part of the dwellings hereby approved shall be constructed within a distance of 1.8m from the carriageway of Park Row, in accordance with the amended plan - drawing No.3 received on 7th July 2005.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 4 CD13R VISUAL AMENITY
- 5 CD05R VISUAL AMENITY
- 6 CD15AR PRIVACY AND RESIDENTIAL AMENITY
- 7 CD15R PRIVACY AND RESIDENTIAL AMENITY
- 8 HW18R ROAD SAFETY REQUIREMENTS
- 9 In order to ensure that adequate separation from the highway is provided in the interests of highway and pedestrian safety.

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

(Councillors Smith and Mrs Smith both declared interests in this item as Members of Knaresborough Town Council, where the application has previously been discussed but, on the basis that the interests were not prejudicial, they remained in the meeting and participated in the debate and vote thereon).

(UNANIMOUS DECISION)