

HARROGATE BOROUGH COUNCIL

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

DATE: 11 October 2005

PLAN: 12	CASE NUMBER: 05/03145/FUL
APPLICATION NO. 6.147.43.F.FUL	GRID REF: EAST 427120 NORTH 446960
	DATE MADE VALID: 27.07.2005
	TARGET DATE: 21.09.2005
	WARD: Spofforth With Lower

Wharfedale

APPLICANT: Mr R Weston

AGENT: Wilson - Kennett Partnership

PROPOSAL: Erection of one replacement detached dwelling with attached double garage and installation of new package treatment plant (site area 0.069ha).

LOCATION: Brantwood Wescoe Hill Weeton Leeds North Yorkshire LS17 0EZ

REPORT

SITE AND PROPOSAL

Brantwood is a detached bungalow with carport and garage attached to the side, sited on the western side of Wescoe Hill Lane, Weeton. There are fields to the west and south and the property is visible from the A658 Harrogate Road. The site lies within the Green Belt. The dwelling was granted planning permission in 1971 with an agricultural occupancy condition. This condition has since been removed (1997).

It is proposed to demolish the existing bungalow and erect a replacement two storey dwelling with attached double garage, of traditional design constructed from natural coursed stone with a slate roof.

MAIN ISSUES

- 1 Policy/principle
- 2 Scale/size of replacement dwelling
- 3 Impact on the Green Belt

RELEVANT SITE HISTORY

Numerous, including:

94/00645/FUL - Removal of agricultural occupancy condition. REF. 20.06.1994

96/03172/DVCON - Removal of agricultural occupancy condition. WDN. 06.03.1997

97/02379/CLEUD - Application for certificate of lawfulness for an activity/existing use in breach of planning condition no.2 of planning permission 13317/WE/5699/B. PER.

21.11.1997

CONSULTATIONS/NOTIFICATIONS

Parish Council

WEETON

Highway Authority

Recommend approval subject to conditions.

Environment Agency

No comments.

Environmental Health

No objections.

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 08.09.2005

PRESS NOTICE EXPIRY: 26.08.2005

REPRESENTATIONS

WEETON PARISH COUNCIL - have objected to the proposal on the following grounds:

1. The prominent position of the dwelling in the Village means it will be visually intrusive. We believe it may stand higher than its Neighbouring Properties.
2. Building materials should be in keeping with the Neighbouring Properties.

OTHER REPRESENTATIONS - None

VOLUNTARY NEIGHBOUR NOTIFICATION - None

RELEVANT PLANNING POLICY

- PPS1 Planning Policy Statement 1: Delivering Sustainable Communities
- PPG2 Planning Policy Guidance 2: Green Belts
- PPS7 Planning Policy Statement 7: Sustainable Development in Rural Areas
- LPHX Harrogate District Local Plan (2001, as altered 2004) Policy HX: Managed Housing Site Release
- LPH20 Harrogate District Local Plan (2001, as altered 2004) Policy H20: Replacement Dwellings in the Countryside
- LPGB04 Harrogate District Local Plan (2001, as altered 2004) Policy GB4: Requirements of Development in Green Belt
- LPA01 Harrogate District Local Plan (2001, as altered 2004) Policy A1: Impact on the Environment and Amenity

ASSESSMENT OF MAIN ISSUES

1. POLICY/PRINCIPLE - Under Policy HX replacement dwellings are permitted.

Policy H20 is relevant, which permits replacement dwellings as long as all the criteria set out in the policy are met, including that the new dwelling is no larger than the existing dwelling and is of a design which in terms of scale, mass, materials and architectural detail is sympathetic to the local vernacular character.

Policy GB4 states that permission will only be given to development that preserves the openness of the green belt.

Policy A1 permits development that does not have a detrimental impact on the environment or amenity.

2. SCALE/SIZE OF REPLACEMENT DWELLING - Policy H20 of the Harrogate District Local Plan permits replacement dwellings in the countryside as long as the new dwelling is of a similar or smaller scale or size. The footprint of the existing dwelling is 294 squared metres and the footprint of the proposed dwelling would be 236 squared metres. Although the footprint of the proposed dwelling would be only 80% that of the existing, as the dwelling would be two storey in height with a pitched roof, it would be of a size, scale and mass that is larger than the existing. The proposal is therefore contrary to Policy H20, particularly criterion B.

3. IMPACT ON THE GREEN BELT - Policy GB4 states that where proposals for development or redevelopment, which are considered appropriate in the green belt, they will only be permitted where it can be shown that the scale, location and design of any building would not detract from the open character and visual amenity of the Green Belt.

Paragraph 3.6 of PPG2 states that the replacement of dwellings in the Green Belt is not inappropriate providing the new dwelling is not materially larger than the dwelling it replaces. The commentary to the PPG goes on to say that 'materially larger' should not be judged by floorspace alone; a building's bulk, height, mass and prominence is also relevant. Although the ground floor area of the proposed dwelling is smaller, the bulk of the dwelling has increased as it is proposed to be two storey in height. The bulk and mass of the dwelling is significantly increased, resulting in the dwelling becoming more prominent.

Appendix 1 shows the site as viewed from Wescoe Hill (1) and from the junction of Harrogate Road and Gravelly Hill Lane (2). It is prominently located on the hillside with the existing dwelling highly visible in the landscape. Given the sites prominent location on the hillside at Wescoe Hill, it is considered the proposed dwelling, by reason of its increased height, mass, bulk and prominence on the site would result in harm to the openness and visual amenity of the Green Belt, contrary to policy GB4 and PPG2.

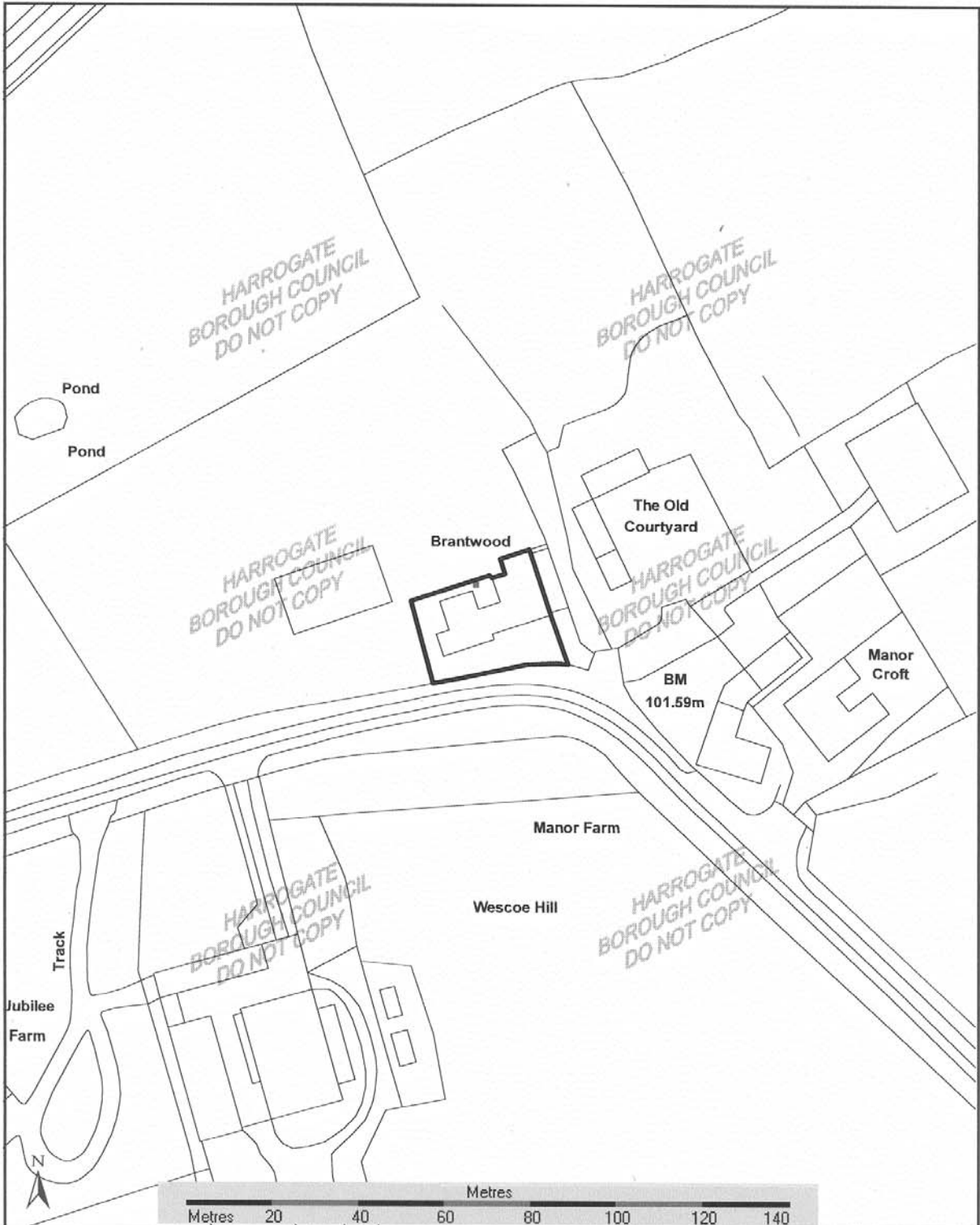
CONCLUSION - The application is recommended for refusal for the reasons set out above.

CASE OFFICER: Mrs L Drake

RECOMMENDATION

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

- 1 The size and scale of the proposed dwelling is contrary to Policy H20 of the Harrogate District Local Plan and the aims of PPG2 and PPS7.
- 2 It is considered the proposed dwelling, by reason of its increased height, mass, bulk and prominence on the site would result in harm to the openness and visual amenity of the Green Belt, contrary to Policy GB4 of the Harrogate District Local Plan and PPG2.



Harrogate
BOROUGH COUNCIL

Department of Development Services

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Harrogate Borough Council 1000 19628 2005.

AREA 2 DC COMMITTEE

Item No. 12

App No./Case No. 05/03145/FUL 6.147.43.F.FUL

Scale (at A4 size)	1:1250	Site area	0.069ha	Site boundary	<input type="checkbox"/>
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Drawn	MDTT	Date	11/10/2005
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