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42/05 (02)

CASE NUMBER: 05/02549/FUL  
GRID REF: EAST 431180 NORTH 446800

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**APPLICATION NO.:** 6.141.147.B.FUL

**LOCATION:**

Red House Farm Harrogate Road Harewood Leeds North Yorkshire LS17 9LW

**PROPOSAL:**

Conversion of outbuildings to form 1 dwelling including retention of reconstructed former byre and demolition of utilitarian outbuildings, and landscaping (revised scheme) (site area 0.12ha).

**APPLICANT:** Mr P H Sanders

REFUSED. Reason(s) for refusal:-

- 1 The development involves extensive re-building of a major part of the former agricultural buildings which has resulted in the creation of a new dwelling in the countryside away from any settlement and, not being conversion but mostly new build, is of an inappropriate non vernacular design, which together with the associated residential curtilage, would be harmful to the character and appearance of the remainder buildings not demolished and to the countryside, consequently the development would be contrary to North Yorkshire County Structure Plan Policies H5 and Harrogate District Local Plan Policies C2, C16, H7 and H18
- 2 The development would result in an urban form of encroachment into the countryside which would be harmful to the character and openness of the countryside and of the Green Belt contrary to North Yorkshire County Structure Plan Policy E9 and Harrogate District Local Plan Policies C2, C16, GB2, GB3 and GB4.
- 3 The development area is in excess of 0.1 hectares and makes no provision for affordable housing and consequently would be contrary to Harrogate District Local Plan Policy H5 and C16.
- 4 The existing access, by which vehicles associated with this proposal would leave and rejoin the County Highway is unsatisfactory since the required visibility of 2 metres x 215 metres cannot be achieved at the junction with the County Highway and therefore the development is unacceptable in terms of highway safety and contrary to Harrogate District Local Plan Policy A1.
- 5 The Planning Authority considers that the proposed development would give rise to additional vehicles waiting in the carriageway and leaving and rejoining the traffic stream on an open stretch of road where vehicle speeds are high, and would thus cause interference with the free flow of traffic and consequent danger to highway users and thus contrary to Harrogate District Local Plan Policy A1.

(Mr Watts attended the meeting, and spoke to the item as the applicant's agent under the Council's Opportunity to Speak Scheme).

(UNANIMOUS DECISION).