
42/05 (04)

CASE NUMBER: 05/02202/OUT
GRID REF: EAST 435968 NORTH 456730

APPLICATION NO.: 6.100.133.F.OUT

LOCATION:

The Pines 11 Wetherby Road Knaresborough North Yorkshire HG5 8LG

PROPOSAL:

Outline application for the erection of 1 dwelling, with siting and access considered (Revised Scheme) (Site Area 0.05 ha).

APPLICANT: Mr And Mrs B O'Grady

REFUSED. Reason(s) for refusal:-

- 1 The proposed bungalow, which would be built very close to the eastern and south-western boundaries of the site, would constitute an over-intensive use of the site, which would be out of character with the area and would have an unacceptably harmful effect upon the reasonable enjoyment and living conditions of the existing and future occupants of the dwellings at Nos11 and to a lesser extent Nos7, 5 and 3 Wetherby Road by reason of overshadowing and overbearing. The proposed development would therefore be contrary to Harrogate District Local Plan Policies A1, HD20 and H6.

(Mr Campkin attended the meeting and spoke to the item (to answer questions only) as the applicant's agent under the Council's Opportunity to Speak Scheme).

(Councillors Mrs Smith and Smith declared a personal interest in this item on the basis of their membership of Knaresborough Town Council, but on the basis that the interest was not prejudicial, they remained in the meeting and took part in the debate and voted thereon).

(Seven Members voted for the motion, one voted against and there was one abstention).