

HARROGATE BOROUGH COUNCIL

PLANNING AREA3 DC COMMITTEE – AGENDA ITEM 5: LIST OF PLANS.

DATE: 2 December 2003

PLAN: 01	CASE NUMBER: 03/02899/FUL
	GRID REF: EAST 430920 NORTH 455815
APPLICATION NO. 6.79.1179.I.FUL	DATE MADE VALID: 19.06.2003
	TARGET DATE: 14.08.2003
	WARD: High Harrogate (4)

APPLICANT: Mr T Chan

AGENT: Mr S Whiteley

PROPOSAL: Erection of pitched roof to rear including 2 no. rooflights. (Re-submission)

LOCATION: 19 Westmoreland Street Harrogate North Yorkshire HG1 5AY

REPORT

SITE AND PROPOSAL

No.19 Westmoreland Street is a commercial property that is in the process of being converted into a restaurant. This application relates to the rear of these premises which face onto Westmoreland passage, (a public right of way) and seeks planning permission to construct a pitched roof on the existing first floor flat roof.

The adjoining building, no.15-17 Westmoreland Street, comprises a retail premises at ground floor with a residential flat above. This flat has 3 raised rooflights located adjacent to the application site. These rooflights are shown on the plan attached to this report as Appendix A. Rooflight 1 serves a bedroom, rooflight 2 serves a computer/store room and rooflight 3 serves a passageway.

The site lies within Harrogate Conservation Area.

MAIN ISSUES

1. Residential Amenity
2. Impact on the Character and Appearance of the Conservation Area

RELEVANT SITE HISTORY

6.79.1179.B.FUL - Erection of first floor extension, replacement of existing front first floor bay window: Approved 22.09.1997.

6.79.1179.E.COU - Change of use from A1 (retail) to A3 (restaurant): Approved 14.08.1998.

6.79.1179.H.FUL - Erection of pitched roof to rear including 2 no. rooflights: Refused 14.10.2002.

CONSULTATIONS/NOTIFICATIONS

Environmental Health

No objection

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 25.07.2003

PRESS NOTICE EXPIRY: 25.07.2003

REPRESENTATIONS

One letter of objection has been received. The main issues referred to are:-

- the effect on the quality of life currently enjoyed.
- There is only one light well that serves one of the bedrooms. This will be totally covered up by the proposed roof and is unacceptable.

VOLUNTARY NEIGHBOUR NOTIFICATION - None.

RELEVANT PLANNING POLICY

PPG1	General Policy and Principles
PPG15	Planning and the Historic Environment
SPE4	Structure Plan Policy E4
LPA01	Impact on the Environment and Amenity
LPHD20	Design of New Development and Redev'ment
LPHD03	Control of Dev in Conservation Area

ASSESSMENT OF MAIN ISSUES

1. RESIDENTIAL AMENITY - As already stated in this report, the adjoining first floor flat has 3 rooflights adjacent to the application site. The main issue to assess in relation to this proposal is the effect of the development on the light well which serves a bedroom (no.1 on the plan attached). The reason being that this is the only source of light to this room.

Planning permission was refused in October last year for the construction of a pitched roof on the application site. The plans accompanying this application did not show the position or number of roof lights in relation to the proposed development. The application was subsequently refused due to the potential impact on rooflight no.1 and the resulting harm to existing levels of amenity.

Following the re-submission of this proposal the case officer has viewed the development from the roof of the application site and revised plans have been submitted which accurately show the position of the 3 existing rooflights. The case officer has also assessed the development from inside the adjoining flat.

The proposed pitched roof is very low (with a pitch of 20) and small in scale compared with

the main roof of the buildings facing Westmoreland Street. The rooflight serving the bedroom is positioned very close to the roof slope of the main building. Having given careful consideration to the proposal it is considered that due to the height, orientation (to the east of the rooflight) and position of both the proposed pitched roof and rooflight, by the time the sun has risen above the existing buildings facing Westmoreland Street, the impact caused by the new roof will be negligible on the amount of sun light reaching the rooflight. The conclusion therefore reached is that the development will not cause demonstrable harm to existing level of amenity.

2. IMPACT ON THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA - The application site lies within the Conservation Area. The construction of a pitched roof will clearly have a positive impact on the general appearance of the area.

CONCLUSION - The proposal will not cause demonstrable harm to existing levels of residential amenity or harm to the character and appearance of the Conservation Area. As such the development is considered to accord with the policies of the development plan and is recommended for approval.

CASE OFFICER: Mrs G Pinna-Morrell

RECOMMENDATION

That the application be APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 5yrs
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 19.11.2003
- 3 CI06 DOMESTIC USE ONLY
- 4 The roof hereby permitted shall be covered using materials which match the existing roof, in strict accordance with the submitted details.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CI06R DOMESTIC USE ONLY
- 4 In the interests of visual amenity.

