

## HARROGATE BOROUGH COUNCIL

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

**DATE: 2 December 2003**

<b>PLAN:</b> 04	<b>CASE NUMBER:</b> 03/05078/FUL
<b>APPLICATION NO.</b> 6.79.8522.B.FUL	<b>GRID REF: EAST</b> 429970 <b>NORTH</b> 452740
	<b>DATE MADE VALID:</b> 24.10.2003
	<b>TARGET DATE:</b> 19.12.2003
	<b>WARD:</b> Pannal

**APPLICANT:** Mr And Mrs D Hill

**AGENT:** Ferguson Sayell Partnership

**PROPOSAL:** Erection of 1 no. detached dwelling (0.14 hectares).

**LOCATION:** Green Lodge Rossett Green Lane Harrogate North Yorkshire HG2 9LL

## REPORT

### SITE AND PROPOSAL

Green Lodge is a large red brick detached house set in a large garden to the east of Rossett Green Lane. A tall privet hedge fronts the site, with semi-mature trees behind. A gated entrance leads to a drive and an integral double garage. To the left of the drive, on the application site, there is a large timber summerhouse. While part of the roof of this building can be seen from the road, a laurel hedge along the driveway provides good screening.

In December 2000 planning permission was granted for the erection of a detached garage in the grounds of the house, and the conversion of an integral garage into extra living accommodation (Ref 6.79.8522.A.FUL). That planning permission has not yet been implemented. The current application is for the erection of a one-bedroomed annexe on the site of the approved garage.

The proposed annexe would be of the same dimensions as the approved garage: approximately 7.6m long, 6.6m wide and 5.3m to ridge height. Like the approved garage, it would be built of red brick with red concrete roof tiles. The building would have a gable to the front, facing the house, and a hipped roof to the rear, facing the roadside hedge. Apart from the insertion of doors and windows, the only difference between the two buildings would be the dormer window on the south elevation of the proposed annexe.

The proposed building would provide the following accommodation: kitchen/lounge, bedroom, bathroom, and a studio in the roof space. It is described as a 'single bed living unit to be utilised in conjunction with adjacent dwelling house'.

### MAIN ISSUES

1. Policy

2. Effect on Streetscene
3. Effect on Neighbours
4. Effect on Trees
5. Parking

### **RELEVANT SITE HISTORY**

6.79.1922.C.FUL - Erection of 2 detached dwellings: Granted 01.06.1978

6.79.1922.H.FUL - Constructing new driveway and crossing onto Rossett Green Lane:  
Granted 16.10.1979.

6.79.8522 - Erection of two storey side extension and single storey rear extension:  
Granted 08.09.1998.

6.79.8522.A.FUL - Conversion of attached garage to additional residential accommodation,  
erection of rear entrance lobby and detached double garage: Granted 04.12.2002.

### **CONSULTATIONS/NOTIFICATIONS**

#### **Chief Engineer (H and T)**

see assessment of main issues

#### **DLAS - Open Space**

Open Space payment waived for one-bedroomed units

#### **H.B.C Land Drainage**

no comment

### APPLICATION PUBLICITY

**SITE NOTICE EXPIRY:** 01.12.2003

**PRESS NOTICE EXPIRY:** 28.11.2003

### REPRESENTATIONS

None.

### **VOLUNTARY NEIGHBOUR NOTIFICATION -**

### RELEVANT PLANNING POLICY

PPG1	General Policy and Principles
PPG3	Housing
LPH06	Housing Dev in Main Settlements/Villages
LPHX	Managed Housing Site Release
LPH20	Replacement Dwellings in the Countryside
LPA01	Impact on the Environment and Amenity

## **ASSESSMENT OF MAIN ISSUES**

**1. POLICY** - The site is within the development limit of Harrogate, so there is no objection in principle to the erection of a dwelling. Residential curtilage is classed as previously developed land, so there is no objection under Policy HX of the Selective Alteration.

**2. EFFECT ON STREETSCENE** - Planning permission has already been granted for the erection of a building on this site with identical dimensions. The only significant difference is the addition of the dormer window. It is considered that this would appear quite prominent in public views of the building, drawing attention to the building which would otherwise be quite well screened. The applicants have been asked to remove the dormer, and amended plans should have been received by the meeting. The site is screened by the roadside hedgerow and trees and these can be retained by condition, as was the case with the approved garage. Subject to such a condition, and the deletion of the dormer window, the proposed building is not considered to harm the streetscene.

**3. EFFECT ON NEIGHBOURS** - The proposed annexe is about 30 metres away from the neighbouring houses, and there are tall Leylandii hedges on both boundaries. Given these circumstances, and the proposed use of the building in conjunction with the house, the proposed annexe is not considered to have a detrimental impact on the residential amenities of neighbours.

**4. EFFECT ON TREES** - The annexe would be on the site of the approved garage, which was sited 4 metres away from trees on the advice of the Council's Arboricultural Officer. The proposed annexe is therefore not considered to harm the nearby trees.

**5. PARKING** - The approved garage was originally intended to replace the integral garage. However, the integral double garage would be retained if the proposed development were implemented. The Highway Engineer has no objection to the proposed development, subject to the following:

- the widening of the existing access to 5.5 metres
- provision of off-street parking for both units
- provision of turning space for both units

However, given the retention of the existing garage and turning space, the latter requirements are not considered to be necessary. The existing access is about 3 metres wide. Widening the access to 5.5 metres would involve the loss of part of the roadside hedge and some trees, which would open the proposed building up to public view. Given the use of the proposed building as an annexe to the house, it is considered that, on balance, the existing access should be retained.

**CONCLUSION** - Planning permission has already been granted for a detached garage on this site. With the removal of the dormer window, the proposed building will be of the same dimensions. A condition on the existing planning permission states that the building should be used for domestic purposes only, but this would not prevent the garage being built and converted to an annexe at a later date. Subject to the removal of the proposed dormer the proposed development is therefore considered to be acceptable.

**CASE OFFICER:**

Mr M Williams

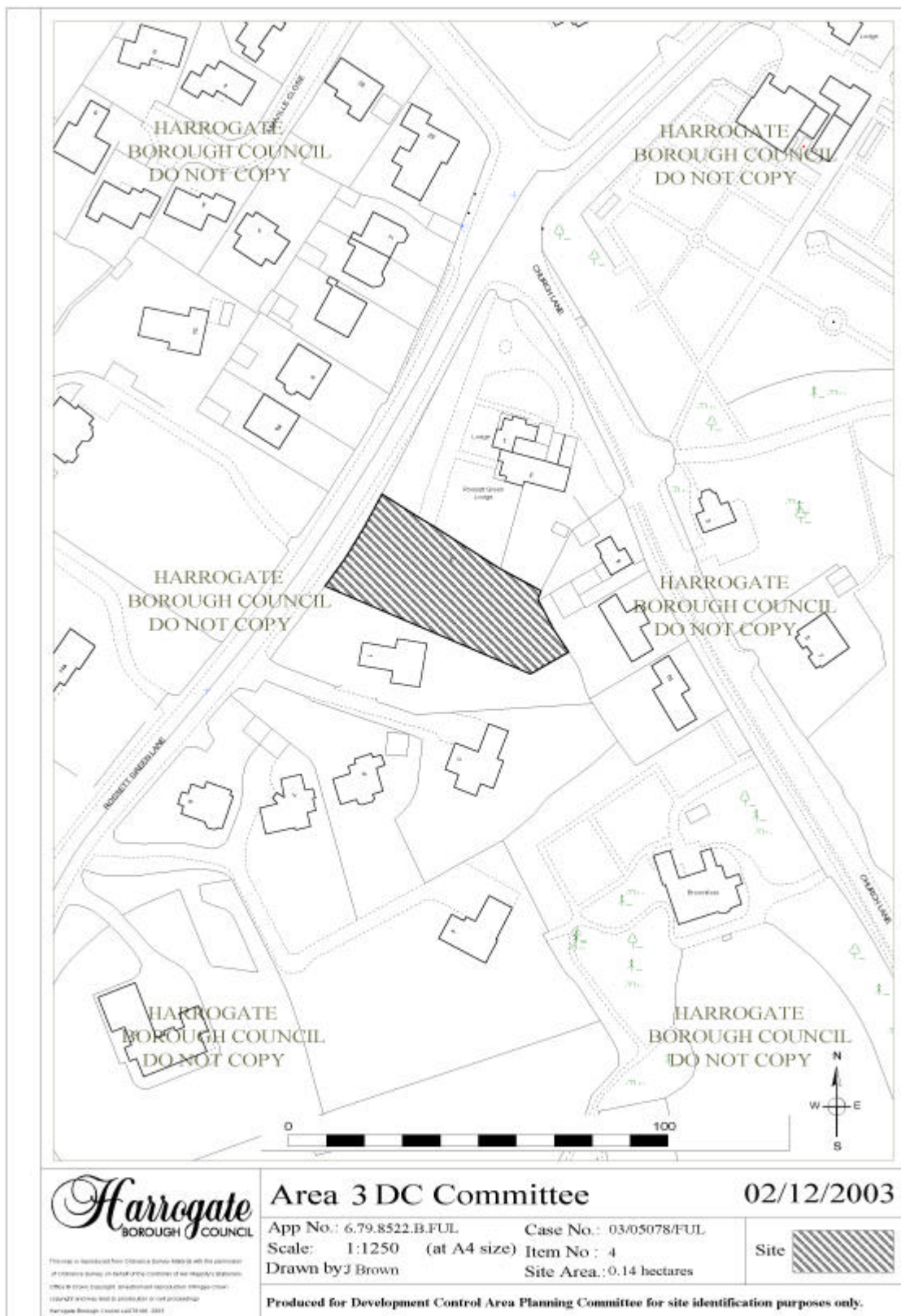
## RECOMMENDATION

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

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED
- 3 CF06 IN CONJUNCTION WITH EXIST ACCOMMODATION ... annexe ... Green Lodge
- 4 CL10 HEDGE TO BE RETAINED/REDUCED ... north-west
- 5 CL03 TREES NOT TO BE FELLED

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CF06R SEPARATE RESIDENTIAL UNIT UNACCEPTABLE
- 4 CL10R VISUAL AMENITY
- 5 CL03R SAFEGUARD RIGHTS OF CONTROL/AMENITY



**Harrogate**  
BOROUGH COUNCIL

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**Area 3 DC Committee**

**02/12/2003**

App No.: 6.79.8522.B.FUL

Case No.: 03/05078/FUL

Scale: 1:1250 (at A4 size)

Item No: 4

Drawn by J Brown

Site Area: 0.14 hectares

Site



**Produced for Development Control Area Planning Committee for site identification purposes only.**