

**Case No.** 22/02752/RG3

**Item No.5**

**Location:** 31 Gascoigne Crescent, Harrogate, HG1 4AJ

**Proposal:** Erection of dwelling and hip to gable extension with landscaping and removal of existing garage.

**Applicant:** Housing and Property (Harrogate Borough Council)

**SUMMARY**

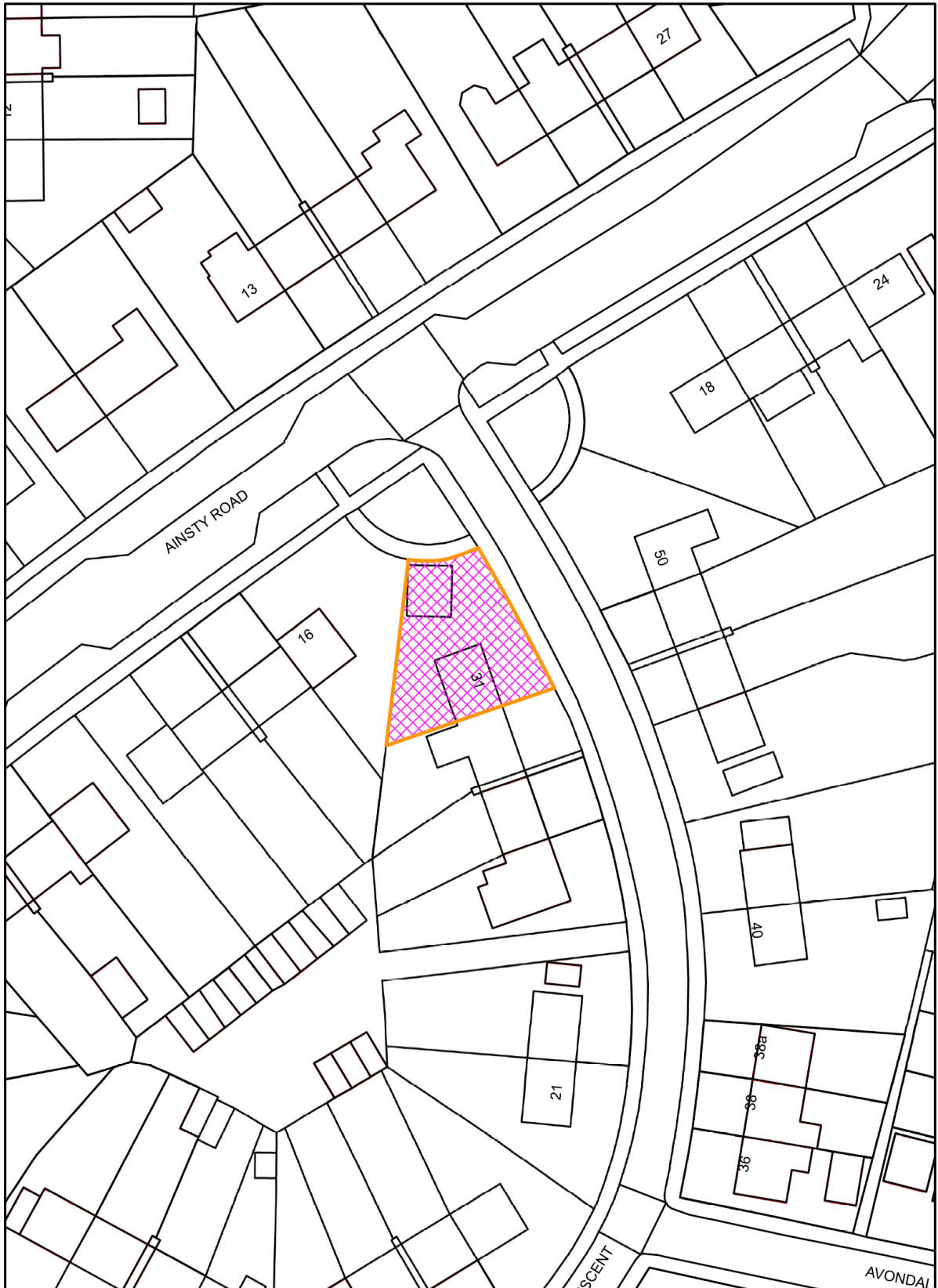
The application relates to Council owned land in the Bilton and Woodfield area of Harrogate. The site is a former garden of 31 Gascoigne Crescent and is currently unused.

Planning permission is sought by the Council's Housing and Property team to erect an affordable terraced dwelling. The dwelling would become part of the Council's Housing Portfolio.

The site lies within the development limits of Harrogate in a sustainable location. The provision of an affordable dwelling is a modest addition to the district's housing land supply. The design of the dwelling would respect local distinctiveness and there would be no significant harm to local residential amenity, or highway safety. The housing development would be a more efficient use of the site.

The proposal would comply with the provisions of the development plan and national planning policies and guidance, and should be supported.

**RECOMMENDATION: Approve subject to conditions**



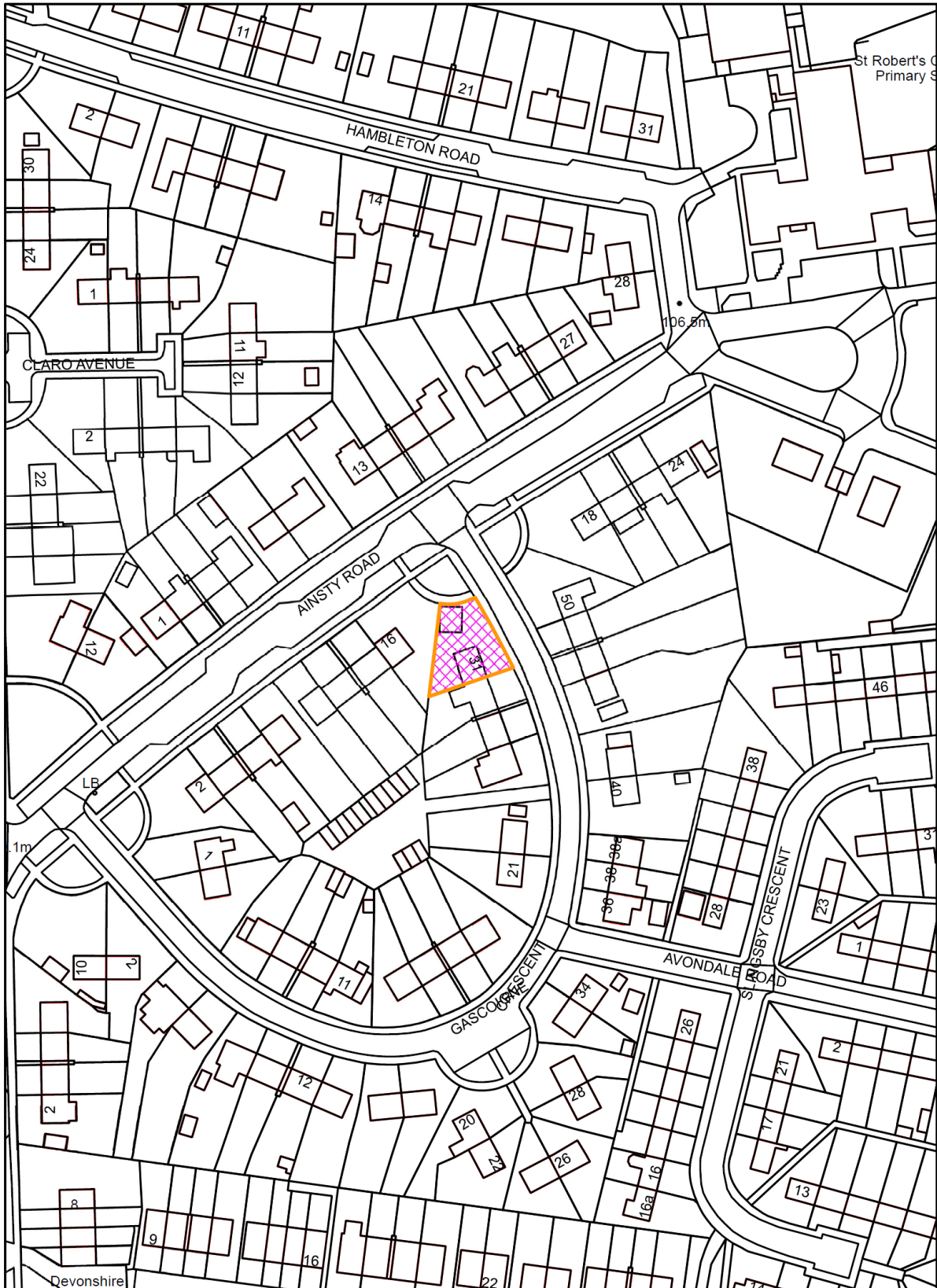
**Harrogate**  
BOROUGH COUNCIL

## Location Plan

Scale 1:625

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**Harrogate**  
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**Site Plan**

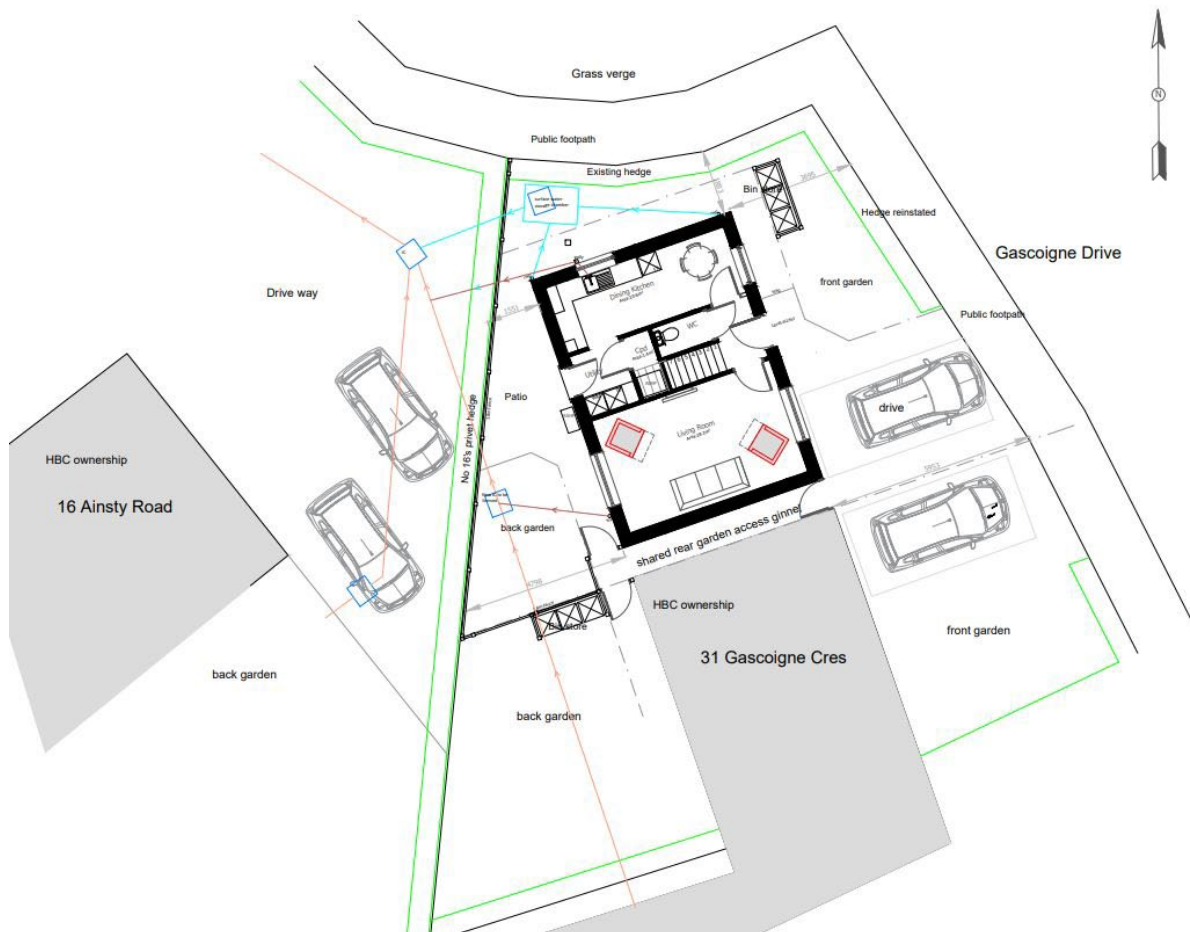
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25/11/2022

## 1.0 SITE PLAN



## 2.0 PRELIMINARY MATTERS

- 2.1 Access to the case file on Public Access can be found here:- [view file](#)
- 2.2 This application is to be presented to the Planning Committee because the applicant is Harrogate Borough Council.

## 3.0 MAIN ISSUES

- 3.1 The main issues are:
  - Housing land supply
  - Design and Visual amenity

- Residential amenity
- Highways and parking
- Other matters

## **4.0 ASSESSMENT**

### **4.1 BACKGROUND**

4.2 The application site is a plot of land owned by Harrogate Borough Council, located north of 31 Gascoigne Crescent on a corner plot between Ainsty Road and Gascoigne Crescent. This part of Gascoigne Crescent has a downhill slope towards Ainsty Road to the north. The site is currently unused and comprises an area of hardstanding. It previously contained a detached garage as part of the side garden to No. 31, however, this has been subsequently removed and the site has been subdivided from No. 31 with a fence. The site abuts the boundary of 16 Ainsty Road to the west and is bound by a gate, fencing and hedgerows.

4.3 The site is located within the development limits for Harrogate in the Local Plan.

4.4 This application seeks to erect an affordable three bedroom terraced dwelling. To facilitate this, it is also proposed to replace the existing hipped roof at 31 Gascoigne Crescent with a gable. The existing front hedgerow would be partially removed to form parking for the proposed dwelling and 31 Gascoigne Crescent and part of this would be reinstated. The removal of the garage is no longer under consideration as it has been removed from the site.

### **4.5 HOUSING LAND SUPPLY**

4.6 The NPPF requires all local authorities to ensure a 5-year supply of deliverable land for new homes against their housing requirement. The Council currently has a healthy land supply position at 7.3 years when compared against the housing requirement, with an appropriate buffer.

4.7 Policy GS1 of the Local Plan advises that a minimum of 13,377 homes, including affordable housing, are required by 2035 which equates to 637 dwellings per year over the plan period.

- 4.8 The District's growth strategy is set out in Policies GS1, GS2 and GS3 with new development focused within the main settlements and their development limits.
- 4.9 The submitted design and access statement states that the proposed dwelling would provide an additional home to the Council's Housing stock. The present waiting list for the area is 1381 people, 534 families of which require a two or three bed property as of March 2022. These properties and parking will be built and managed by the Council.
- 4.10 The site lies within the development limits for Harrogate and would provide an affordable residential unit. This is a social benefit in favour of the application. The proposal would address the carbon neutral agenda and help deliver a range of house types and sizes that reflects and responds to the identified housing needs and demands of the district's households for local people. The proposal is an efficient use of the site in line with national planning policy.
- 4.11 The site is in a sustainable location within walking distance of amenities and public transport. The proposal would provide a modest contribution to maintaining the 5 year housing supply and is broadly sustainable development.

#### **4.12 DESIGN AND VISUAL AMENITY**

- 4.13 Local Plan policies HP3 and NE5 set out expectations of well-designed schemes. The NPPF also places great emphasis on the importance of good design.
- 4.14 This part of Gascoigne Crescent is characterised by semi-detached and terraced two storey brick dwellings that are flanked from the highway by small driveways. The terraces comprise blocks of four dwellings with hipped roofs. The proposed dwelling would follow the same established front building line of attached neighbouring properties No. 25-31. It would be two storeys high albeit with a lower ridge height than No. 31. It would have a hipped roof to respect the local vernacular. The design would be read in relation to the built form and local grain of Gascoigne Crescent.

- 4.15 The proposed dwelling would be appropriate in scale and form to the local character and as such would be in keeping with the street scene. Its scale would be generally commensurate with the surrounding dwellings.
- 4.16 In terms of appearance, the dwelling would have brick walls and a slate roof. The materials would respect those within the estate. The fenestration and solar panels would be balanced on the elevations and appropriate in ratio and scale.
- 4.17 There would some loss of the front hedgerow to facilitate the parking, however, the proposal includes some replacement hedgerow planting to the front garden of the dwelling. This mitigation is considered acceptable.
- 4.18 The proposed gable roof to the existing property 31 Gascoigne Crescent would have low visual impact. It would follow the same ridge line as the neighbouring properties.
- 4.19 The design and access statement sets out the proposed sustainable design which includes a timber framed structure, use of insulation, solar panels and electric vehicle charging. The proposal would promote energy efficiency and be designed to reduce carbon dioxide emissions. It would meet the sequence of priorities set out in the energy hierarchy of Policy CC4A.

#### **4.20 RESIDENTIAL AMENITY**

- 4.21 Local Plan Policy HP4 seeks to protect amenity, requiring development proposals to be designed so that they will not result in significant adverse impacts on the amenity of occupiers and neighbours.
- 4.22 31 Gascoigne Crescent has no side windows that would be affected by the development. The proposed dwelling would also share the same rear building line, and would include a shared access ginnel and rear fence. This would help preserve a reasonable standard of amenity for the occupiers of both dwellings.
- 4.23 The rear elevation of neighbouring property 16 Ainsty Road faces south-east, and its rear garden and driveway would abut the boundary of the proposed dwelling. This is defined by a hedgerow measuring approximately 2.8 metres high. The property has a number of side and rear elevation windows and a rear door. The rear windows serve a kitchen and living room at ground floor with

bedrooms at first floor. There are two side windows, of which the ground floor serves the same kitchen whereas the first floor is obscure glazed.

4.24 The rear elevation of the proposed dwelling would be distanced 1 metre at its least and 4.8 metres at its most to the side boundary and driveway of 16 Ainsty Road. The dwelling would be distanced 9 metres to the side elevation of the house at 16 Ainsty Road. The Council's Design Guide sets out recommended distances between windows to provide internal privacy and advises that these may be reduced in cases where the view is not directly opposite the window, but at an oblique angle. At angles more oblique than 45 degrees, there is no minimum distance recommended.

4.25 In this case, the proposed dwelling would fall outside a 45 degree angle from the views of the neighbouring rear windows and door. The impact on the side elevation kitchen is acceptable considering this space is served by two other windows. In addition, the boundary hedge would mitigate most of this impact and it would be in the mutual interest of both occupiers to retain it. The neighbouring occupiers at 16 Ainsty Road would be aware of the proposed dwelling and it would be partially visible from the rear garden of this property, however, its presence would not be harmful to resist the application. The proposed dwelling would have rear elevation windows. The ground floor windows would be screened by the hedgerow, however the proposed first floor bathroom and landing windows could be obscure glazed as part of a condition to maintain privacy for both occupiers. The distances are therefore considered acceptable.

4.26 To the east, the proposed dwelling would be sited opposite the front boundaries of 50 and 48 Gascoigne Crescent. These distances would also be acceptable.

4.27 The remaining distances between the proposed dwelling and neighbouring properties are generally commensurate with those in the estate. The proposed dwelling would preserve the residential amenity of all neighbouring occupiers.

4.28 The dwelling would have sufficient internal and external amenity space for the future occupiers. It would meet the nationally described space standards. The proposed external amenity areas can be suitably conditioned.



4.29 The Council's Environmental Health Officer has recommended the use of a condition on the construction phase.

#### **4.30 HIGHWAYS AND PARKING**

4.31 The North Yorkshire Highways Authority was consulted, however, a response was not received in time.

4.32 This application proposes a single off-street parking space for the dwelling, which is below the required minimum guidance of two spaces as recommended in the North Yorkshire County Council Parking Guidance. The proposal includes the net gain of a single dwelling and would increase the living accommodation in this location with a requirement for an appropriate level of vehicle parking.

4.33 The Parking Guidance states that a flexible approach should be taken in using the standards so that each development proposal is assessed on its merits. A lower parking provision may be appropriate, particularly in more central locations where public transport provision is greater, depending on the circumstances of each case.

4.34 Street parking is available on Gascoigne Crescent and this would help alleviate parking issues. The site is in a sustainable location for residential use and the occupiers of the dwelling would be able to access services by public transport, walking and bicycle. This would support sustainable transport choices and reduce reliance on the private car as set out in Policy TI-3. This is considered a benefit in promoting sustainable travel.

4.35 A further benefit is that the proposal includes a single off-street parking space for the occupiers of 31 Gascoigne Crescent. This is also a further benefit of the development to reduce the pressure for street parking in the area.

4.36 For the reasons above, would not lead to an adverse impact on highway safety and the proposal complies with Paragraph 111 of the NPPF, which states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

#### **4.37 OTHER MATTERS (LAND CONTAMINATION, ARBORICULTURE AND DRAINAGE)**

4.38 The proposal would not give rise to other environmental issues that demonstrably outweigh the benefits of the proposal. The matters of land contamination, arboriculture, and drainage can be suitably controlled by condition and/or informative. Appropriate telecommunication provision can be made the condition of any permission.

#### **5.0 PLANNING BALANCE AND CONCLUSION**

5.1 The proposal will provide a new affordable dwelling within Harrogate.

5.2 The proposed development will support the local economy through construction. The development of a dwelling in a sustainable location supports the Council's growth strategy and can be developed with a satisfactory level of residential amenity.

5.3 The application is an opportunity to provide an affordable dwelling and this is a material benefit to the use of the site. The proposed dwelling is considered in keeping with local distinctiveness and is acceptable in terms of design, making a positive contribution to the local area.

5.4 The proposal is considered to comply with the NPPF and Policies GS1, GS2, GS3, HP3, HP4, HS2, HS5, NE5, CC1, CC4, TI1, TI3 and TI5 of the Harrogate District Local Plan.

#### **6.0 RECOMMENDATION**

6.1 That the application be **APPROVED** subject to conditions.

#### **7.0 PLANNING CONDITIONS**

3 year start date

List of approved plans

Material samples

Provision of electric vehicle charging points

Contaminated land reporting

Construction phase

Proposed first floor rear elevation windows to be obscure glazed

Retention of areas shown for parking, turning, access and refuse storage

Removal of permitted development rights

Provision of appropriate broadband facilities

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***In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Chief Planner has delegated authority to do so in consultation with the Chairman of the Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.***

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## **APPENDICES**

### **8.0 Consultations**

8.1 Council's Environmental Health - recommend conditions and informative.

8.2 North Yorkshire Highways Authority – no response provided in time.

8.3 Council's Estates Officer – no objection.

8.4 Parish Council – not applicable in this case.

### **9.0 Representations**

9.1 No third party representations received on this application.

Case Arthama Lakhanpall

Expiry Date: 9 September 2022

Officer: