

Case No. 22/02759/RG3

Item No. 4

Location: 22 Springfield Drive, Boroughbridge, YO51 9ED

Proposal: Formation of one new dwelling in the side garden of No 22.

Applicant: Harrogate Borough Council

SUMMARY

The application relates to Council owned land. The site is a garden area to an existing end terrace property.

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

The site lies within the development limits of Boroughbridge 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



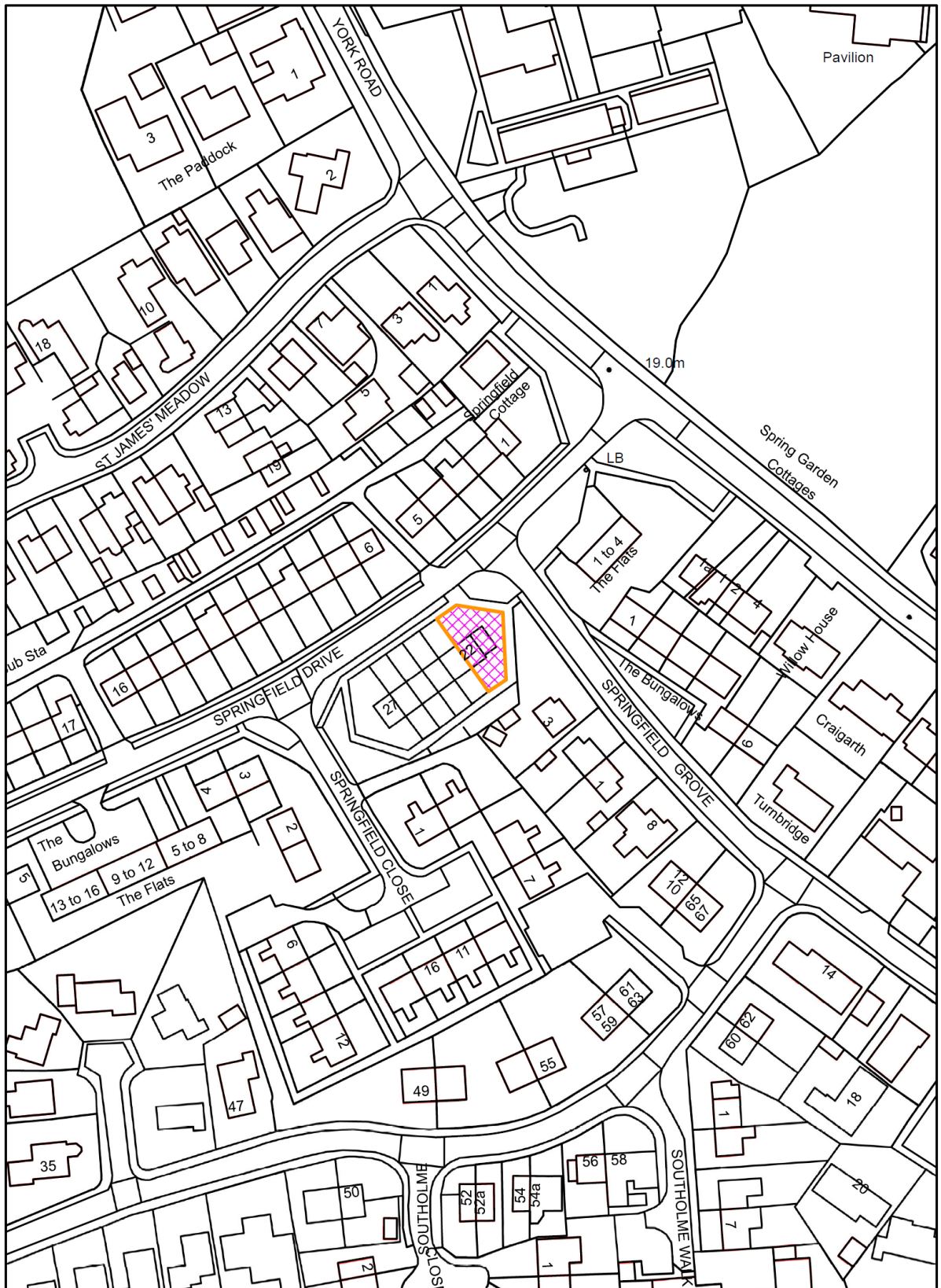
Harrogate
BOROUGH COUNCIL

Location Plan

Scale 1:625

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Site Plan

Scale 1:1,250



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25/11/2022

1.0 PRELIMINARY MATTERS

1.1 Access to the case file on Public Access can be found here:- [view file](#)

The application was originally incorrect suffixed as 22/02759/FUL.

1.2 This application is to be presented to the Planning Committee because the applicant is Harrogate Borough Council.

2.0 MAIN ISSUES

2.1 The main issues are:

- Housing land supply
- Design and Visual amenity
- Residential amenity
- Highways and parking
- Other matters

3.0 ASSESSMENT

3.1 Background

3.2 The application site is, in shape, a straight edged pentagon that is owned by Harrogate Borough Council and formerly part of the garden area of 22 Springfield Drive Boroughbridge, located on the southern side of that highway and forming a corner plot to Springfield Grove to the east. Boundaries are largely hedgerow with some fencing.

3.3 The site is located within the development limits for Boroughbridge in the Local Plan.

3.4 A two bedroom dwelling is proposed forming a new end-terrace property and served by the existing access to no.22; the existing property gaining a new front parking area and kerb crossing to Springfield Drive.

3.5 Housing Land Supply

- 3.6 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.
- 3.7 Policy GS1 of the Local Plan advises that a minimum of 13,377 homes, including affordable housing, are required by 2035. This equates to 637 dwellings per year over the plan period.
- 3.8 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 limit.
- 3.9 The proposal is stated as involving the redevelopment of under-utilised Housing Revenue Account land and property, including existing gardens into affordable homes.
- 3.10 The site lies within the development limits for Boroughbridge and would provide an affordable residential unit, which is a social benefit in favour of the application. This would be owned and managed by the Council and would address the carbon neutral agenda. The dwelling has been confirmed to meet nationally described space standards. The proposal also presents an efficient use of the site in line with national planning policy.
- 3.11 The site is in a sustainable location and the proposal would provide a modest contribution to maintaining the 5 year housing supply, helping to meet the local need for affordable homes, and can be accepted in this location.

3.12 Design

- 3.13 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.

- 3.14 Modified since the original submission of the application, the dwelling has been designed, in respect of its location at a prominent road junction, and, its proposed form, scale and materials, to reflect the existing row. The end terrace, 'corner turner' style of the original row is replicated in the new dwelling with minimal windows and the front door facing Springfield Drive and the prominent gable façade with the punctuation of windows.
- 3.15 From principal viewpoints the proposal retains the character of the row, despite being slightly wider than the remainder of units forming the row. The small side section will visually appear as an extension. It does project beyond the rear of the existing terrace by way of a cat slide roof with an eaves line 0.6m lower and will be seen as more bulky end to the terrace but not one that is overly harmful in visual terms.
- 3.16 In terms of Local Plan Policy CC4, sustainable design the proposed is designed to reduce fuel poverty through high levels of floor, wall, and roof insulation. Doors and windows are double glazed and sealed, and the property will be air tightness. Low energy lighting will be fitted.
- 3.17 Supported also by Policy CC3, solar panels are shown to the rear roof and an air source heat pump is shown to the Springfield Drive elevation of the property.
- 3.18 Provision of an electric vehicle charging point and secure cycle storage should be conditions of any permission.
- 3.19 Appropriate conditions should be attached to any approval in respect of the heat pump relating to the terms applicable to such as a 'permitted development'.

3.20 Residential amenity

- 3.21 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.
- 3.22 The property is adequately separated from neighbouring dwellings so as to avoid any undue loss of privacy nor give rise to unacceptable overlooking or

overbearing issues. The rearward projection is 0.9m and will not unduly adversely impact on the adjoined dwelling.

3.23 The proposal accords with guidance in the Council's Design Guide and would therefore preserve the residential amenity of these neighbouring occupiers and others, but permitted development rights should be withdrawn to ensure that remains the case.

3.24 The curtilage is comparable with those of properties in the locality. The property has sufficient internal and external amenity space for the future occupiers.

3.25 Construction hours should be controlled by a condition of any permission to ensure reasonable levels of amenity during those works.

3.26 Highways and parking

3.27 No comments have been received from the Local Highway Authority, however, on the basis of the existing driveway being used and the new driveway to no.22 being a permitted development there are no highway grounds for the proposal to be considered problematic by the Council as the Local Planning Authority.

3.28 Other matters

3.29 The proposal would not give rise to other environmental issues that demonstrably outweigh the benefits of the proposal. Drainage would be to appropriate nearby drains. Appropriate telecommunication provision can be made the condition of any permission.

4.0 PLANNING BALANCE AND CONCLUSION

4.1 The proposal will provide a new affordable dwelling within Boroughbridge.

4.2 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.

- 4.3 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.
- 4.4 The proposal is considered to comply with the NPPF and Policies CC1, CC4, GS1, GS2, GS3, HP3, HP4, HS2, HS5, NE5, TI1, TI3 and TI5 of the Harrogate District Local Plan.

5.0 RECOMMENDATION

- 5.1 That the application be **APPROVED** subject to conditions

6.0 PLANNING CONDITIONS

3 year start date

List of approved plans

Hours of construction

Material samples

Provision of electric vehicle charging points

Details of secure cycle storage

Air source heat pump – applicable ‘permitted development’ terms

Removal of permitted development rights

Provision of appropriate broadband facilities

Also informatives as requested by Environmental Health.

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.

APPENDICES

7.0 Consultations

7.1 Environmental Health requested informatives be attached to any approval in respect of unexpected contamination and imported soil, along with a working hours condition.

7.2 Estates Manger has no objections.

7.3 Local Highway Authority – no response

8.0 Representations

8.1 None.

9.0 Views of parish council

9.1 None received.

Case Officer: Mike Parkes

Expiry Date: 9 December 2022