

**Case No.** 22/03177/FUL

**Item No. 6**

**Location:** 53 Farfield Avenue, Knaresborough, HG5 8HB.

**Proposal:** Demolition of existing carport and erection of single storey side / front extension with new front door and canopy.

**Applicant:** Mr Iain Hendry

#### **SUMMARY**

In accordance with the Council's Planning Scheme of Delegation this application is to be presented to the Planning Committee because the applicant is married to an employee of Harrogate Borough Council.

The proposal relates to the demolition of an existing carport and the erection of a single storey extension with a canopy coming off the front and side elevation of the house.

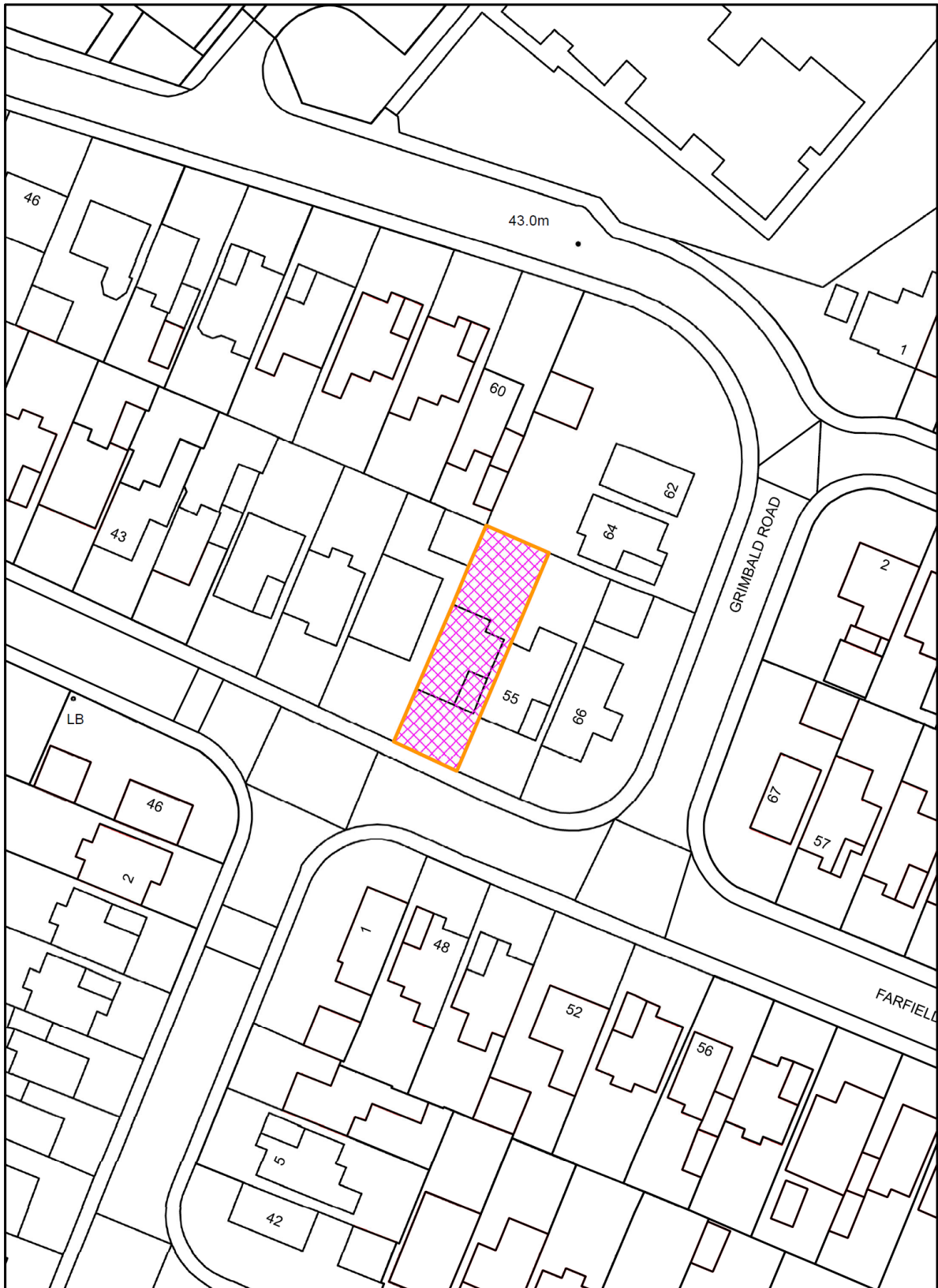
The ground floor of the western part of the front elevation currently extends further forward than the first floor; this off-shoot has a flat roof and adjoins the carport, which makes up the eastern part of the single storey projection from the front elevation.

The proposal involves demolishing the carport and erecting a single storey extension in its place projecting level with the existing single storey off-shoot on the other side of the front elevation. The proposed extension would have a pitched roof, which will be continued over the existing single storey off -shoot across the front of the house, replacing the flat roof. The proposal includes the replacement of the front door which fronts the street with the addition of two windows either side of the door.

The development is clearly subservient to the existing dwelling and is acceptable in terms of its visual impact upon the streetscene. The proposal will not adversely affect the level of amenity afforded to the neighbouring dwellings.

The proposal accords with the National Planning Policy Framework and Policies HP3, HP4 and HS8 of the Local Plan.

**RECOMMENDATION: Approve subject to conditions**



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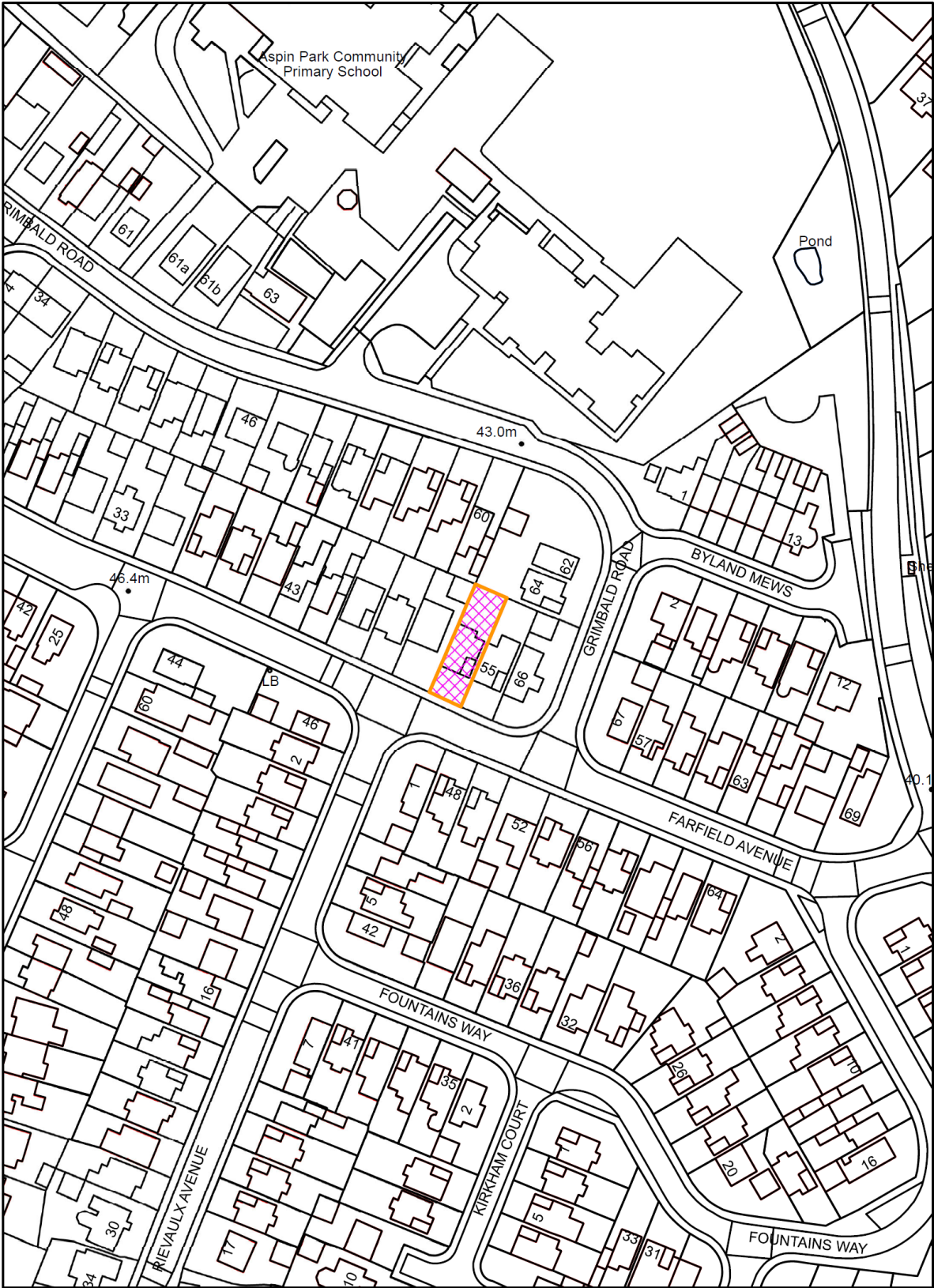
**Location Plan**

Scale 1:625

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25/11/2022



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**Site Plan**

Scale 1:1,250



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## **1.0 PRELIMINARY MATTERS**

- 1.1 Access to the case file on Public Access can be found here:- [view file](#)
- 1.2 In accordance with the Council's Planning Scheme of Delegation this application is to be presented to the Planning Committee because the applicant is married to an employee of Harrogate Borough Council.

## **2.0 MAIN ISSUES**

- 2.1 The main issues are:
- Impact on character and appearance of the site and locality
  - Residential Amenity

## **3.0 ASSESSMENT**

### **3.1 Impact on character and appearance of the site and locality**

- 3.2 Policy HP3 of the Local Plan refers to local distinctiveness and states that development should incorporate high quality building, urban and landscape design that protects, enhances or reinforces those characteristics, qualities and features that contribute to the local distinctiveness of the district's rural and urban environments.
- 3.3 Policy HS8 of the Local Plan states that extensions to dwellings will be permitted where, in addition to other criteria, there is no adverse impact to the character or appearance of the dwelling or the surrounding area and there is no adverse loss of parking or garden/amenity areas.
- 3.4 The Council's House Extensions & Garages Design Guide (2005) provides further guidance on the design of house extensions.
- 3.5 The proposal is located at 53 Farfield Avenue, a two-storey, detached residential dwelling in Knaresborough. The proposal involves demolishing the carport and erecting a single storey extension in its place projecting level with the existing single storey off-shoot on the other side of the front

elevation. The proposed extension would have a pitched roof, which will be continued over the existing single storey off-shoot across the front of the house.

- 3.6 The proposed extension is subservient in its relationship to the original building and of an appropriate scale and design. The proposed materials would match the existing materials and would remain appropriate to the character of the area.
- 3.7 As the proposal would be situated in a position currently occupied by the carport and it does not extend further forward than the existing principal elevation, it is considered to have a limited impact on the street scene and appearance of the wider area. Car parking provision would remain to the front of the property and the proposal would not result in the adverse loss of garden / amenity areas.

### **3.8 Residential Amenity**

- 3.9 Policy HP4 states development proposals should be designed to ensure that they will not result in significant adverse impacts on the amenity of occupiers and neighbours. Amenity considerations will include the impacts of development on: Overlooking and loss of privacy; Overbearing and loss of light; and Vibration, fumes, odour noise and other disturbance.
- 3.10 Policy HS8 of the Local Plan states that extensions to dwellings will be permitted where, in addition to other criteria, there is no adverse impact on residential amenity.
- 3.11 The Council's House Extensions & Garages Design Guide (2005) provides further guidance house extensions and amenity impacts.
- 3.12 The host dwelling has neighbouring properties to both the east and the west. The proposed extension would replace the existing carport and would not project forward of the existing single storey off-shoot on the front elevation. This means that the proposed extension would not impact on the neighbour at 51 Farfield Avenue because the existing off-shoot would remain between the neighbouring house and the new extension. The extension would be

sited near to the boundary with 55 Farfield Avenue, but it would not project beyond the neighbours front elevation and there are no side windows on the neighbouring property that would be affected. The proposed canopy roof would improve upon the appearance of the existing flat roof over the canopy.

- 3.13 Given the nature of the proposal and its relationship with neighbouring dwellings within the locality, it is not considered to have an adverse impact on their privacy or residential amenity.

#### **4.0 PLANNING BALANCE AND CONCLUSION**

- 4.1 The development would be acceptable in respect of its impact upon the character and appearance of the site and the area. The proposal would not adversely affect the amenities of neighbouring residents.
- 4.2 The proposal complies with the provisions of the development plan and national planning policies and guidance and approval is recommended. There are no other material planning considerations that would warrant otherwise in this case.

#### **5.0 RECOMMENDATION**

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

#### **6.0 PLANNING CONDITIONS**

Time condition – 3 years

Condition stating approved plans

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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**

**7.0 Consultations**

7.1 None.

**8.0 Representations**

8.1 No third party representations received.

**9.0 Views of parish council**

9.1 Knaresborough Parish Council has no objection to the proposal.

Case Officer: Connor Williams

Expiry Date: 18 November 2022