

HARROGATE BOROUGH COUNCIL

PLANNING AREA2 DC COMMITTEE – AGENDA ITEM 5: LIST OF PLANS.

DATE: 9 March 2004

PLAN: 06	CASE NUMBER: 04/00302/FUL
APPLICATION NO. 6.124.403.FUL	GRID REF: EAST 446930 NORTH 452336
	DATE MADE VALID: 20.01.2004
	TARGET DATE: 16.03.2004
	WARD: Marston Moor

APPLICANT: Mr M Allen

AGENT: Arch-Tech Design

PROPOSAL: Demolition of existing dwelling and erection of 1 no. replacement dwelling (Site Area 0.260 ha).

LOCATION: 6 Marston Road Tockwith York North Yorkshire YO5 8PR

REPORT

SITE AND PROPOSAL

The site is a vacant bungalow on the south side of Marston Road within the Tockwith Conservation Area. Half of the site lies within the development limit for the village. The site is overgrown and there are gardens to the front and rear of the bungalow with a large paddock to the rear. Vehicular access is off Marston Road. The conservation area at this point is characterised by a row of nineteenth century terraced houses on the north side of Marston Road and large semi-detached and detached properties on the south side. Brick and slate are the dominant materials. There is a semi-detached house to the east of the site, with a former coach entrance to the site and 3m high wall on the boundary. 4 Marston Road, to the west, is a detached house with all major windows facing the application site.

It is proposed to demolish the bungalow and erect a 5 bedroom dwelling. The front elevation would be symmetrical with a central entrance and ground floor bay windows and a sun lounge at the rear, 3 bedrooms at first floor and a further 2 bedrooms within the roof void. Roof lights on the rear elevation would light the roof accommodation only. Materials are proposed to be brick with art stone details and a slate roof. A detached garage is proposed in the rear garden, measuring 3.6 x 10m with a pitched roof. An 'up and over' door is proposed. A further two parking spaces are proposed to the rear.

The applicant has been requested to make some amendments to the scheme including further details of the proposed bay windows and sun lounge and some minor alterations to the elevations.

MAIN ISSUES

1 Impact on the Conservation Area/Design

- 2 Impact on Residential Amenity
- 3 Affordable Housing Provision

RELEVANT SITE HISTORY

None.

CONSULTATIONS/NOTIFICATIONS

Parish Council

Tockwith

Conservation and Design Section

Comments on design.

Housing Development

No response yet.

Highway Authority

Request conditions.

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 20.02.2004

PRESS NOTICE EXPIRY: 20.02.2004

REPRESENTATIONS

TOCKWITH PARISH COUNCIL - The Parish Council does not object but has a number of concerns over the application. These include concern over the height of the proposed dwelling given that it is set forward of adjacent dwellings and could look overbearing, concern over the appearance of the bay windows on the front elevation, that materials should be in keeping with adjacent properties and with the conservation area, the extent of the domestic curtilage as it is large house which could look incongruous on a small plot, and that the dwelling should be set back at least 10 feet (3m) from the plot frontage so as to form part of the natural progression of gradual setting back of frontages of adjacent properties.

OTHER REPRESENTATIONS - None

VOLUNTARY NEIGHBOUR NOTIFICATION -

Cobblestone, 4 Marston Road
Montagu House, Tockwith
Ashfield House, Tockwith

RELEVANT PLANNING POLICY

PPG1 Planning Policy Guidance 1: General Policy and Principles

- PPG15 Planning Policy Guidance 15: Planning and the Historic Environment
LPHD03 Harrogate District Local Plan Policy HD3: Control of development in Conservation Areas
PPG3 Housing
LPHD20 Harrogate District Local Plan Policy HD20: Design of New Development and Redevelopment
LPHX Harrogate District Local Plan Policy HX: Managed Housing Site Release
LPH05 Harrogate District Local Plan Policy H5: Affordable Housing
LPA01 Harrogate District Local Plan Policy A1: Impact on the Environment and Amenity
LPT01 Harrogate District Local Plan Policy T1: The Highway Network
SPE4 North Yorkshire County Structure Plan Policy E4

ASSESSMENT OF MAIN ISSUES

1. IMPACT ON THE CONSERVATION AREA/DESIGN - The existing bungalow has no architectural interest and does not contribute to the character and appearance of the Conservation Area. It is a modern addition in an area of period properties and its replacement offers to opportunity to enhance this part of the Tockwith Conservation Area. The overall design of the proposed dwelling is in keeping with the Conservation Area however both the Parish Council and Conservation and Design have requested amendments to the design including further details of the front elevation and alterations to the roof lights. These have been requested from the applicant and will be reported at Planning Committee. Conditions covering the proposed materials are attached to ensure that Welsh slates are used and that the proposed brick matches other buildings in the Conservation Area.

2. IMPACT ON RESIDENTIAL - The existing bungalow is sited in front of 4 Marston Road. The proposed dwelling would be sited 6m closer to the road than the existing bungalow and no windows are proposed on the west elevation. This will give the occupiers of No.4 an improved outlook and prevent overlooking. I therefore do not consider that there is any detrimental impact on residential amenity resulting from the proposal.

The proposed dwelling is set back from the road frontage by 2.4m. It is noted that the Parish Council have raised concern over this and that it should be set back further into the plot. Setting back the dwelling would result in more of an impact on the neighbouring dwelling, which is not acceptable. The proposed siting of the dwelling close to the road will continue the enclosed character of the conservation area and in my opinion will enhance it.

3. AFFORDABLE HOUSING - The site area of 0.260ha includes the paddock area to the rear, which, as it lies outside the development limit, would not be acceptable for development. The applicant has been requested to amend the red edge to show the extent of the garden area only and an amended plan is awaited. Housing Development was consulted on the submitted site area, and has stated that "the Needs Survey Update 2003 identified that there is a requirement for 6 affordable dwellings per year in the sub area of Marston Moor, which includes the parish of Tockwith. The site exceeds the threshold of 0.1ha at which point affordable housing becomes a requirement in rural areas under Policy H5. This would require the development of at least two dwellings in order to achieve the Council's target of 50%. Where this is not practical or acceptable in planning terms (as it often the case with replacement dwellings) the requirements for affordable housing should be waived".

The site area will reduce with the amended red edge and may well be below the 0.1ha threshold level although the precise area is yet to be confirmed. If that is the case then there is no requirement under Policy H5 for affordable housing provision. Even if the site is over the threshold, I do not consider that the site, given its location right in the heart of the Conservation Area, is suitable for an increase number of dwellings to enable affordable housing provision.

CONCLUSION - The replacement dwelling will enhance the character and appearance of the Conservation Area and is, subject to amendments, an acceptable design. The recommendation is approval subject to conditions for the reasons outlined above.

CASE OFFICER: Mrs L Drake

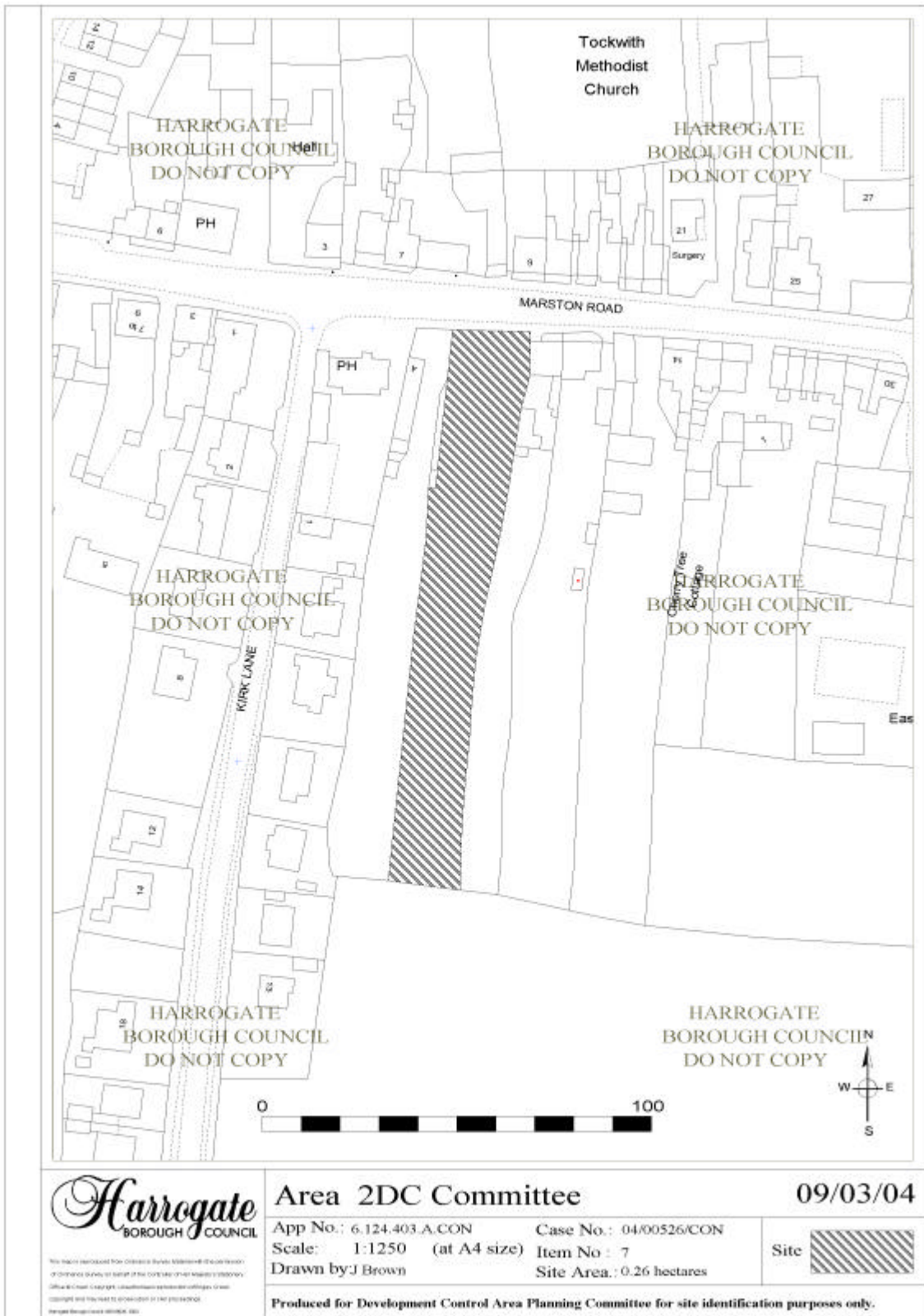
RECOMMENDATION

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

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 5 years
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 20.01.04
- 3 CD10 MATERIALS TO BE APPROVED
- 4 The slate for the roofs shall be natural Welsh slate when a sample shall be submitted as required by condition 3 above.
- 5 CD05 REVEALS: MM ... 75
- 6 CD13X TIMBER VERTICAL SLIDING SASH WINDOWS
- 7 HW07 PRVTE ACCESS/VERGE CROS'NGS CONSTCT REQM
- 8 HW14 DETAILS OF ACCESS, TURNING AND PARKING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD10R INTERESTS OF AMENITY
- 4 In order to ensure that the proposed development is in character with the traditional materials of the conservation area.
- 5 CD05R VISUAL AMENITY
- 6 CD13XR DEV IN CHARACTER WITH LOCALITY
- 7 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 8 HW14 DETAILS OF ACCESS, TURNING AND PARKING



Harrogate
BOROUGH COUNCIL

Area 2DC Committee

09/03/04

App No.: 6.124.403.A.CON

Case No.: 04/00526/CON

Scale: 1:1250 (at A4 size)

Item No.: 7

Drawn by: J Brown

Site Area: 0.26 hectares

Site



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