

HARROGATE BOROUGH COUNCIL

AREA2 DEVELOPMENT CONTROL COMMITTEE

LIST OF APPLICATIONS DETERMINED BY THE HEAD OF PLANNING SERVICES UNDER THE SCHEME OF DELEGATION

CASE NUMBER:	04/00520/FUL	WARD:	Knaresborough King James
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	29.01.2004
GRID REF:	E 434837	TARGET DATE:	25.03.2004
	N 457068	DECISION DATE:	07.04.2004

APPLICATION NO: 6.100.2273.B.FUL

LOCATION:

33 Kirkgate Knaresborough North Yorkshire HG5 8BZ

PROPOSAL:

Erection of single storey rear extension. (Revised Scheme)

APPLICANT:

Ms Ruth Roscorla

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 07.04.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 Notwithstanding the details shown on the submitted plans and the terms of condition 2 above no development shall take place until drawings have been submitted to and approved in writing by the Local Planning Authority to show the following;
 1. The flat roof finished with a moulded cornice detail;
 2. The fenestration pattern to the lower ground rear window amended to match existing fenestration on that elevation;
 3. The depth of the reveal of the fenestration referred to above increased, Once approved the development shall be carried out in accordance with the agreed details unless otherwise agreed in writing with the Local Planning Authority.
- 4 The render shall match that of the existing building in terms of finish and colour.
- 5 CD17 NO BALCONIES/ROOF GARDEN

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 In the interests of visual amenity.
- 4 In the interests of visual amenity and to harmonise with the existing building.
- 5 CD17R IN THE INTERESTS OF PRIVACY AND AMENITY

INFORMATIVES

1. Listed Building Consent is also required in respect of this development. You are advised not to start work until such time as an appropriate Notice of Listed Building Consent has been granted and you should ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of such a Listed Building Consent.

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/00521/LB	WARD:	Knareborough King James
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	29.01.2004
GRID REF:	E 434837	TARGET DATE:	25.03.2004
	N 457068	DECISION DATE:	07.04.2004

APPLICATION NO: 6.100.2273.C.LB

LOCATION:

33 Kirkgate Knareborough North Yorkshire HG5 8BZ

PROPOSAL:

Listed Building application for the erection of single storey rear extension, various internal alterations to staircases widening of doorways and replacement window to rear dormer. (Revised Scheme)

APPLICANT:

Ms Ruth Roscorla

APPROVED subject to the following conditions:-

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 07.04.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 Notwithstanding the details shown on the submitted plans and the terms of condition 2 above, no development shall take place until drawings have been submitted to and approved in writing by the Local Planning Authority to show the following:-
 1. The flat roof finished with a moulded cornice detail;
 2. The fenestration pattern to the lower ground rear window amended to match existing fenestration on that elevation;
 3. The depth of the reveal of the fenestration referred to above increased, Once approved the development shall be carried out in accordance with the agreed details unless otherwise agreed in writing with the Local Planning Authority.
- 4 The render shall match that of the existing building in terms of finish and colour.
- 5 CD17 NO BALCONIES/ROOF GARDEN

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 In the interests of visual amenity.
- 4 In the interests of visual amenity and to harmonise wit the existing building.
- 5 CD17R IN THE INTERESTS OF PRIVACY AND AMENITY

INFORMATIVES

1. Planning permission has also been granted for these works. You are advised, if you have not already done so, to obtain sight of the Notice of Planning Permission and the approved plans and ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of the Planning Permission.

JUSTIFICATION FOR GRANTING CONSENT:

In granting Listed Building Consent the local planning authority has taken into account all material matters relating to the building's special architectural or historic interest, all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and the observations of any statutory or non-statutory consultee, Amenity Society and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the proposal would not give rise to any unjustified consequences for

the special architectural or historic interest of the listed building.

CASE NUMBER:	04/00531/FUL	WARD:	Knaresborough Scriven Park
CASE OFFICER:	Mr R Mowat	DATE VALID:	03.02.2004
GRID REF:	E 432813	TARGET DATE:	30.03.2004
	N 458471	DECISION DATE:	24.03.2004

APPLICATION NO: 6.100.2341.FUL

LOCATION:

20 Scotton Drive Knaresborough North Yorkshire HG5 9HG

PROPOSAL:

Erection of single storey rear extension with replacement garage to side and conversion of roof space to form additional living accommodation with 3no velux windows to rear.

APPLICANT:

Mr & Mrs D Gregory

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 24.03.2009
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as amended by drawings received by the Council of the Borough of Harrogate on the 23rd March 2004; and as modified by the conditions of this consent.
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged

importance.

CASE NUMBER:	04/00654/ADV	WARD:	Knaresborough King James
CASE OFFICER:	Mrs K Williams	DATE VALID:	05.02.2004
GRID REF:	E 436630	TARGET DATE:	01.04.2004
	N 456130	DECISION DATE:	24.03.2004

APPLICATION NO: 6.100.1614.AI.ADV

LOCATION:

Unit 4 Barker & Stonehouse St James Retail, Business And Industrial Park Knaresborough North Yorkshire HG5 8LL

PROPOSAL:

Display of 3 no. internally illuminated flex face box signs and 4 no. non illuminated face box signs.

APPLICANT:

Barker And Stonehouse

APPROVED subject to the following conditions:-

- 1 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 2 The signs permitted by this consent shall not be displayed in illuminated form outside the approved opening hours of the premises to the public.
- 3 No part of the sign, other than the lettering shall be illuminated.

Reasons for Conditions:-

- 1 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 2 In the interests of amenity.
- 3 In the interests of amenity.

CASE NUMBER:	04/00675/FUL	WARD:	Knaresborough King James
CASE OFFICER:	Miss S Taylor	DATE VALID:	13.02.2004
GRID REF:	E 435603	TARGET DATE:	09.04.2004
	N 456331	DECISION DATE:	06.04.2004

APPLICATION NO: 6.100.2343.FUL

LOCATION:

2 Aspin Park Avenue Knaresborough North Yorkshire HG5 8HE

PROPOSAL:

Erection of single storey side extension and replace existing flat roof with erection of pitched to garage and porch.

APPLICANT:

Timothy Simpson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.04.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 CD14 NO WINDOWS IN DEVELOPMENT ... North west elevation ... single storey side extension

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12R VISUAL AMENITY
- 4 CD14R PRIVACY AND RESIDENTIAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/00755/FUL	WARD:	Knareborough King James
CASE OFFICER:	Mr R Mowat	DATE VALID:	16.02.2004
GRID REF:	E 434865	TARGET DATE:	12.04.2004
	N 457015	DECISION DATE:	14.04.2004

APPLICATION NO: 6.100.1037.B.FUL

LOCATION:

25 Waterside Knaresborough North Yorkshire HG5 8DE

PROPOSAL:

Erection of two storey rear extension and single storey side extension including roof terrace with stone and timber balustrading, hot tub and timber decking.

APPLICANT:

Mr & Mrs P Tomalin

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 14.04.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/00845/FUL	WARD:	Knaresborough Scriven Park
CASE OFFICER:	Mrs K Williams	DATE VALID:	13.02.2004
GRID REF:	E 435401	TARGET DATE:	09.04.2004
	N 457804	DECISION DATE:	05.04.2004

APPLICATION NO: 6.100.2344.FUL

LOCATION:

27 Meadow Road Knaresborough North Yorkshire HG5 0PE

PROPOSAL:

Erection of two storey side extension.

APPLICANT:

Mr L Gill

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 05.04.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY

CASE NUMBER:	04/00927/TPO	WARD:	Knaresborough East
CASE OFFICER:	Miss S Taylor	DATE VALID:	18.02.2004
GRID REF:	E 436025	TARGET DATE:	14.04.2004
	N 457325	DECISION DATE:	06.04.2004

APPLICATION NO: 6.100.1873.A.TPO

LOCATION:

OS Field 0043 Land To The Rear Of No. 15 Malham Way Knaresborough North Yorkshire HG5 0HQ

PROPOSAL:

Crown cleaning to 2 no. Beech trees, trees T1 and T2 of Tree Preservation Order No. 1/1988.

APPLICANT:

Helen Gregson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.04.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CL16 TREE WORK TO BS 3998

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94

- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CL16R HEALTH AND AMENITY OF TREES

CASE NUMBER:	04/00970/FUL	WARD:	Knarborough King James
CASE OFFICER:	Miss S Taylor	DATE VALID:	20.02.2004
GRID REF:	E 435853	TARGET DATE:	16.04.2004
	N 456353	DECISION DATE:	07.04.2004

APPLICATION NO: 6.100.2345.FUL

LOCATION:

38 Farfield Avenue Knarborough North Yorkshire HG5 8HB

PROPOSAL:

Erection of replacement single storey rear extension.

APPLICANT:

Mr And Mrs Hunter

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 07.04.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 CD14 NO WINDOWS IN DEVELOPMENT ... side elevation ... single storey rear extension

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12R VISUAL AMENITY
- 4 CD14R PRIVACY AND RESIDENTIAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

CASE NUMBER:	04/00580/FUL	WARD:	Ouseburn
CASE OFFICER:	Miss S Taylor	DATE VALID:	12.02.2004
GRID REF:	E 446038	TARGET DATE:	08.04.2004
	N 456730	DECISION DATE:	06.04.2004

APPLICATION NO: 6.103.129.FUL

APPLICATION NO: 6.103.129.FUL

LOCATION:

1-2 The Crescent Green Hammerton York North Yorkshire YO26 8BW

PROPOSAL:

Erection of two storey side extension.

APPLICANT:

St Anne's Shelter & Housing Action

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.04.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 3 CD12R VISUAL AMENITY

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION

CASE NUMBER:	04/00129/FUL	WARD:	Ouseburn
CASE OFFICER:	Mrs K Williams	DATE VALID:	10.02.2004
GRID REF:	E 450597	TARGET DATE:	06.04.2004
	N 457634	DECISION DATE:	24.03.2004

APPLICATION NO: 6.104.29.A.FUL

LOCATION:

8 New Lane Nun Monkton York North Yorkshire YO26 8EP

PROPOSAL:

Erection of pitched roof over garage.

APPLICANT:

Barry R Forbes-Bell

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 24.03.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/00900/FUL	WARD:	Marston Moor
CASE OFFICER:	Miss S Taylor	DATE VALID:	17.02.2004
GRID REF:	E 446415	TARGET DATE:	13.04.2004
	N 452470	DECISION DATE:	06.04.2004

APPLICATION NO: 6.124.66.A.FUL

LOCATION:

Folly Cottage 1 Springfield Terrace Tockwith York North Yorkshire YO26 7QB

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

Mr & Mrs Gastrell

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.04.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12R VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/00945/FUL	WARD:	Marston Moor
CASE OFFICER:	Mrs K Williams	DATE VALID:	24.02.2004
GRID REF:	E 446993	TARGET DATE:	20.04.2004
	N 452323	DECISION DATE:	07.04.2004

APPLICATION NO: 6.124.404.FUL

LOCATION:

Appletree Cottage Marston Road Tockwith York North Yorkshire

PROPOSAL:

Provision of pitched roof over existing flat roof porch.

APPLICANT:

Mr J Bradbury

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 07.04.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/00827/FUL	WARD:	Newby
CASE OFFICER:	Mr R Mowat	DATE VALID:	13.02.2004
GRID REF:	E 432840	TARGET DATE:	09.04.2004
	N 471775	DECISION DATE:	31.03.2004

APPLICATION NO: 6.32.16.Q.FUL

LOCATION:

Riss House Sharow Ripon North Yorkshire HG4 5BN

PROPOSAL:

Erection of single storey rear extension and replace flat roof with pitched at rear of dwelling.

APPLICANT:

Mr & Mrs J Bushell

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 31.03.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY

INFORMATIVES

1. There is a history of ground instability in the area. This sometimes arises from the presence of peat, sometimes from gypsum and sometimes a combination. You are advised to satisfy yourself that there is no such problem on this site, or that any problem can be overcome by taking appropriate measures, before works commence.

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/01184/PDU CO	WARD:	Newby
CASE OFFICER:	Mr M Parkes	DATE VALID:	02.03.2004
GRID REF:	E 433232	TARGET DATE:	27.04.2004
	N 472105	DECISION DATE:	20.04.2004

APPLICATION NO: 6.32.55.G.PDU CO

LOCATION:

1 Fairlawns Dishforth Road Sharow Ripon North Yorkshire HG4 5BU

PROPOSAL:

Formation of tennis court with 2m high perimeter fencing.

APPLICANT:

Mr & Mrs A J Da Costa

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 20.04.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 Prior to the commencement of the development hereby approved, details of the colour of the surfacing material shall be submitted to and approved in writing by the local planning authority. Thereafter the scheme shall be carried out in accordance with those details

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94

- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.

INFORMATIVES

1. There is a history of ground instability in the area. This sometimes arises from the presence of peat, sometimes from gypsum and sometimes a combination. You are advised to satisfy yourself that there is no such problem on this site, or that any problem can be overcome by taking appropriate measures, before works commence.

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/00623/FUL	WARD:	Newby
CASE OFFICER:	Mr R Mowat	DATE VALID:	12.02.2004
GRID REF:	E 441775	TARGET DATE:	08.04.2004
	N 469080	DECISION DATE:	05.04.2004

APPLICATION NO: 6.48.1.B.FUL

LOCATION:

Elm Cottage Humberton Helperby York North Yorkshire YO61 2RX

PROPOSAL:

Erection of single storey rear and side extensions with 2no velux windows to rear of existing dwelling and 4no velux windows to proposed rear extension.

APPLICANT:

Mr & Mrs S Gilbert

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 05.04.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS

- 3 CD12A MATCHING MATERIALS
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) the foul drainage from the proposed development shall be discharged into a septic tank with a minimum capacity of 3080 litres to comply with British Standard BS 6297.
- 5 CD10 MATERIALS TO BE APPROVED

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 CB04AR POLLUTION PREVENTION
- 5 CD10R INTERESTS OF AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/00695/FUL	WARD:	Newby
CASE OFFICER:	Mr R Mowat	DATE VALID:	06.02.2004
GRID REF:	E 438413	TARGET DATE:	02.04.2004
	N 467378	DECISION DATE:	31.03.2004

APPLICATION NO: 6.56.23.H.FUL

LOCATION:

Southlands Langthorpe Boroughbridge York North Yorkshire YO51 9GD

PROPOSAL:

Erection of replacement poultry unit (Unit 2).

APPLICANT:

Mrs K M Barley

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 31.03.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 Prior to the commencement of the development hereby approved full details of any intended mechanical extract ventilation system to the unit shall be submitted for the written approval of the local planning authority. Thereafter, any such system that may be approved shall be implemented in full accordance with the details approved prior to bringing into use to the development and shall thereafter be retained and maintained in good working order at all times.
The details of the system shall provide for:
 - * Means to mitigate any extraneous noise from the system itself;
 - * A point of exhaust/emission at such a height, position and manner so as to avoid nuisance.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 In the interests of amenity.

INFORMATIVES

1. The units shall be operated in accordance with the relevant codes of practice to ensure that there is no odour nuisance from the day to day operation of the unit.

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/00726/FUL	WARD:	Newby
CASE OFFICER:	Mr R Mowat	DATE VALID:	10.02.2004
GRID REF:	E 438830	TARGET DATE:	06.04.2004
	N 468225	DECISION DATE:	31.03.2004

APPLICATION NO: 6.56.132.FUL

LOCATION:

18 The Croft Kirby Hill Boroughbridge North Yorkshire YO51 9YA

PROPOSAL:

Erection of first floor side extension.

APPLICANT:

Mr & Mrs Foster

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 31.03.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/00500/FUL	WARD:	Newby
CASE OFFICER:	Mr R Mowat	DATE VALID:	03.02.2004
GRID REF:	E 437530	TARGET DATE:	30.03.2004
	N 466000	DECISION DATE:	26.03.2004

APPLICATION NO: 6.63.96.FUL

LOCATION:

Old Vicarage Roecliffe York North Yorkshire YO5 9LY

PROPOSAL:

Erection of extensions to first floor side, ground floor rear and two storey side and erection of detached garage.

APPLICANT:

Mr And Mrs T Collin

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 26.03.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 CD16 NATURAL STONE HEADS AND CILLS
- 5 The window frames of the development hereby permitted shall be constructed in wood and no other materials shall be used without the prior written consent of the Local Planning Authority.
- 6 The buildings hereby approved shall be used for domestic purposes only, in association with the dwelling.
- 7 HW23 GARAGE CONVERSION TO HABITABLE ROOM

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 4 CD16R VISUAL AMENITY
- 5 CD13R VISUAL AMENITY
- 6 CI06R DOMESTIC USE ONLY
- 7 HW23R ROAD SAFETY REQUIREMENTS

JUSTIFICATION FOR GRANTING CONSENT:

In granting Conservation Area Consent the local planning authority has taken into account all material matters relating to the building's contribution to the architectural or historic interest of the area and the wider effects of alterations extension or demolition, all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and the observations of any statutory or non-statutory consultee, Amenity Society and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the proposal would not give rise to any unjustified consequences for the character and appearance of the Conservation Area.

CASE NUMBER:	04/00863/FUL	WARD:	Claro
CASE OFFICER:	Mrs K Williams	DATE VALID:	16.02.2004
GRID REF:	E 438915	TARGET DATE:	12.04.2004

GRID REF: E 438915
N 464759

TARGET DATE: 12.04.2004
DECISION DATE: 26.03.2004

APPLICATION NO: 6.64.615.FUL

LOCATION:

Bognor House Minskip York North Yorkshire YO51 9HZ

PROPOSAL:

Erection of two storey rear extension and replacement front porch.

APPLICANT:

Mr D Hargreaves

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 26.03.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER: 04/00672/FUL
CASE OFFICER: Mr R Mowat
GRID REF: E 441766
N 463025

WARD: Claro
DATE VALID: 06.02.2004
TARGET DATE: 02.04.2004
DECISION DATE: 25.03.2004

APPLICATION NO: 6.71.151.FUL

APPLICATION NO: 6.71.151.FUL

LOCATION:

4 Hill Top Marton Cum Grafton York North Yorkshire YO51 9QA

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

Mr Haines

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 25.03.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting Conservation Area Consent the local planning authority has taken into account all material matters relating to the building's contribution to the architectural or historic interest of the area and the wider effects of alterations extension or demolition, all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and the observations of any statutory or non-statutory consultee, Amenity Society and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the proposal would not give rise to any unjustified consequences for the character and appearance of the Conservation Area.

CASE NUMBER:	04/00216/FUL	WARD:	Claro
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	22.01.2004
GRID REF:	E 438660	TARGET DATE:	18.03.2004
	N 460980	DECISION DATE:	26.03.2004

APPLICATION NO: 6.78.20.D.FUL

LOCATION:

Land Comprising Part Of OS Field 5800 To The Rear Of Little Croft Moor Lane Arkendale

Knarborough North Yorkshire

PROPOSAL:

Retention of extension to domestic curtilage to Little Croft and erection of a wooden above ground swimming pool.

APPLICANT:

A J Dales

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 26.03.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 2.3.2004
- 3 CI02Z PD RESTRICTION, NO ... buildings

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CI02ZR PROTECT VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/00240/FUL	WARD:	Ouseburn
CASE OFFICER:	Miss S Taylor	DATE VALID:	02.02.2004
GRID REF:	E 444030	TARGET DATE:	29.03.2004
	N 462310	DECISION DATE:	06.04.2004

APPLICATION NO: 6.80.69.A.FUL

LOCATION:

Clematis Cottage (Former High Trees) Branton Green Great Ouseburn York North Yorkshire YO26 9RT

PROPOSAL:

Erection of detached double garage.

APPLICANT:

Mr M Magrane

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.04.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CL16 TREE WORK TO BS 3998

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CL16R HEALTH AND AMENITY OF TREES

CASE NUMBER:	04/00954/FUL	WARD:	Ouseburn
CASE OFFICER:	Mrs K Williams	DATE VALID:	26.02.2004
GRID REF:	E 444656	TARGET DATE:	22.04.2004
	N 461786	DECISION DATE:	07.04.2004

APPLICATION NO: 6.80.152.A.FUL

LOCATION:

14 Springfield Rise Great Ouseburn York North Yorkshire YO51 9SE

PROPOSAL:

Erection of first floor side extension over existing attached garage and single and two storey rear extensions (revised scheme).

APPLICANT:

Mr & Mrs C Brown

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 07.04.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 The window in the side (south east elevation) of the two storey rear extension hereby permitted shall be omitted or obscure glazed and maintained as such at all times unless otherwise agreed in writing by the Local planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD14R PRIVACY AND RESIDENTIAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/00735/FUL	WARD:	Claro
CASE OFFICER:	Mr R Mowat	DATE VALID:	12.02.2004
GRID REF:	E 437190	TARGET DATE:	08.04.2004
	N 460830	DECISION DATE:	05.04.2004

APPLICATION NO: 6.85.46.H.FUL

LOCATION:

Sunnydale Arkendale Road Ferrensby Knaresborough North Yorkshire HG5 0QA

PROPOSAL:

Erection of first floor extension to existing bungalow to form two storey dwelling. (Revised Scheme)

APPLICANT:

Mr D Ratcliffe

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 05.04.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

HARROGATE BOROUGH COUNCIL

AREA2 DEVELOPMENT CONTROL COMMITTEE

LIST OF APPLICATIONS DETERMINED BY THE HEAD OF PLANNING SERVICES AFTER CONSULTATION WITH THE CHAIRMAN or VICE CHAIRMAN OF AREA2 DEVELOPMENT CONTROL COMMITTEE

CASE NUMBER:	04/00699/FUL	WARD:	Ribston
CASE OFFICER:	Mrs K Williams	DATE VALID:	24.02.2004
GRID REF:	E 445987	TARGET DATE:	20.04.2004
	N 455613	DECISION DATE:	14.04.2004

APPLICATION NO: 6.113.12.F.FUL

LOCATION:

West Oaks West End Kirk Hammerton York North Yorkshire YO26 8BY

PROPOSAL:

Erection of first floor extension to existing bungalow to form two storey dwelling with external staircase to side elevation and balcony to rear with 1 metre high railing.

APPLICANT:

Mrs P M Pugh

REFUSED. Reason(s) for refusal:-

- 1 The design of the proposal in terms of its scale, mass materials and architectural details is not sympathetic to the local vernacular character and would stand out as an incongruous feature within the area by reason of its size and location. Therefore the proposal result in a detrimental effect on the visual amenity and character of the area contrary to Harrogate District Local Plan Policies A1, H15 and HD20.

CASE NUMBER:	04/00791/FUL	WARD:	Ouseburn
CASE OFFICER:	Miss S Taylor	DATE VALID:	13.02.2004
GRID REF:	E 453237	TARGET DATE:	09.04.2004
	N 456006	DECISION DATE:	05.04.2004

APPLICATION NO: 6.115.108.F.FUL

LOCATION:

Mill Field Barn Moor Monkton York North Yorkshire YO26 8JG

PROPOSAL:

Erection of single storey rear/side extension incorporating swimming pool (revised scheme).

APPLICANT:

Mr C Hopton

REFUSED. Reason(s) for refusal:-

- 1 The development is considered to be contrary policies GB2, C16, A1 and HD2 of the Harrogate District Local Plan in that it's design is alien to the proportions of the converted barn and adjacent buildings and due to its size, mass, bulk and location has a detrimental impact on the character, visual quality and openness of the Green Belt and the Countryside.

CASE NUMBER:	04/00983/LB	WARD:	Spofforth With Lower
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	23.02.2004
GRID REF:	E 436077	TARGET DATE:	19.04.2004

GRID REF: E 436077
N 451260

TARGET DATE: 19.04.2004
DECISION DATE: 19.04.2004

APPLICATION NO: 6.122.187.B.LB

LOCATION:

53 Castle Street Spofforth Harrogate North Yorkshire HG3 1AR

PROPOSAL:

Listed Building application for the conversion of garage to form additional living accommodation including the walling up of existing garage entrance, raising of roof height, formation of internal opening and moving of window.

APPLICANT:

Mr B J Abraham & Mrs L J Tankard

APPROVED subject to the following conditions:-

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 19.04.2009
- 2 Notwithstanding the submitted drawings the roof of the development hereby permitted shall be covered with hand made clay pantiles which match the existing property and the walls shall be constructed from grit stone, a sample of both of which shall be provided on site for the written approval of the Local Planning Authority and the development shall not be started before any such approval.
- 3 CD04 STONWORK TO MATCH EXISTING
- 4 The proposed new windows shall be constructed in timber and set in reveals which match the existing dwelling unless otherwise approved in writing by the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 2 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 3 CD04R VISUAL AMEN AND TO HARMONISE WITH EXIST
- 4 CD05R VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting Listed Building Consent the local planning authority has taken into account all material matters relating to the building's special architectural or historic interest, all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and the observations of any statutory or non-statutory consultee, Amenity Society and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the proposal would not give rise to any unjustified consequences for the special architectural or historic interest of the listed building.

CASE NUMBER:	04/00989/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	23.02.2004
GRID REF:	E 436077	TARGET DATE:	19.04.2004
	N 451260	DECISION DATE:	19.04.2004

APPLICATION NO: 6.122.187.A.FUL

LOCATION:

53 Castle Street Spofforth Harrogate North Yorkshire HG3 1AR

PROPOSAL:

Raising of roof height of attached garage.

APPLICANT:

Mr B J Abrahams & Mrs L J Tankard

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 19.04.2009
- 2 Notwithstanding the submitted drawings the roof of the development hereby permitted shall be covered with hand made clay pantiles which match the existing property and the walls shall be constructed from grit stone, a sample of both of which shall be provided on site for the written approval of the Local Planning Authority and the development shall not be started before any such approval.
- 3 CD04 STONEMWORK TO MATCH EXISTING
- 4 The proposed new windows shall be constructed in timber and set in reveals which match the existing dwelling unless otherwise approved in writing by the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 3 CD04R VISUAL AMEN AND TO HARMONISE WITH EXIST
- 4 CD05R VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for

development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/01004/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	23.02.2004
GRID REF:	E 436226	TARGET DATE:	19.04.2004
	N 451520	DECISION DATE:	14.04.2004

APPLICATION NO: 6.122.76.A.FUL

LOCATION:

The Old Corn Mill Mill Lane Spofforth Harrogate North Yorkshire HG3 1AL

PROPOSAL:

Erection of rear first floor balcony.

APPLICANT:

Mr And Mrs S Ashton

REFUSED. Reason(s) for refusal:-

- 1 The proposed development due to its size and design would detract from the appearance of the existing property and harm the character of the conservation area; contrary to Policy E4 of the North Yorkshire County Structure Plan and Policies A1, HD20, H15 and HD3 of the Harrogate District Local Plan.

CASE NUMBER:	04/00617/FUL	WARD:	Marston Moor
CASE OFFICER:	Mrs K Williams	DATE VALID:	09.02.2004
GRID REF:	E 446665	TARGET DATE:	05.04.2004
	N 452390	DECISION DATE:	29.03.2004

APPLICATION NO: 6.124.385.B.FUL

LOCATION:

Ferncliffe House 41 Westfield Road Tockwith York North Yorkshire YO26 7PY

PROPOSAL:

Erection of detached garage of 2 no rear dormer windows (revised scheme).

APPLICANT:

Mr & Mrs J McEvoy

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 29.03.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 The window frames of the dormer windows hereby permitted shall be constructed in timber and no other materials shall be used without the prior written consent of the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD13R VISUAL AMENITY

INFORMATIVES

1. It is advised that conservation type rooflights are used as the property is in a Conservation Area.

CASE NUMBER:	03/05580/FUL	WARD:	Ribston
CASE OFFICER:	Miss S Taylor	DATE VALID:	05.12.2003
GRID REF:	E 442210	TARGET DATE:	30.01.2004
	N 450570	DECISION DATE:	05.04.2004

APPLICATION NO: 6.136.19.A.FUL

LOCATION:

Chatterleys Ingmanthorpe Wetherby North Yorkshire

PROPOSAL:

Erection of two storey side, front and rear extensions, single storey side extension, rear conservatory and erection of replacement double garage with office to first floor.

APPLICANT:

Miss Michelle Hook

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 05.04.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 15/03/04 and 01/04/04
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 The external materials to be used in the construction of the detached garage hereby approved shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
- 5 The detached garage with accommodation above hereby approved shall be maintained as a garage and ancillary accommodation to the main house unless planning permission is approved by the local planning authority for an alternative use.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12R VISUAL AMENITY
- 4 CD12R VISUAL AMENITY
- 5 To ensure that there is no sub division of the plot, detrimental to the character and landscape quality of the countryside.

INFORMATIVES

1. The applicant should ensure that the development would not result in an increase in flows to the septic tank over and above what it can accommodate.

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/01228/FUL	WARD:	Spofforth With Lower
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	05.03.2004

CASE OFFICER: Mrs G Pinna-Morrell **DATE VALID:** 05.03.2004
GRID REF: E 432590 **TARGET DATE:** 30.04.2004
N 449310 **DECISION DATE:** 19.04.2004

APPLICATION NO: 6.141.98.G.FUL

LOCATION:

Sycamore Cottage Main Street Kirkby Overblow Harrogate North Yorkshire HG3 1HD

PROPOSAL:

Demolition of existing rear detached garage/store/stable/car port, and erection of detached rear triple car port/store/garden room (revised scheme).

APPLICANT:

Mr & Mrs PR Wilkinson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 19.04.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER: 04/00753/FUL **WARD:** Marston Moor
CASE OFFICER: Miss S Taylor **DATE VALID:** 13.02.2004
GRID REF: E 445070 **TARGET DATE:** 09.04.2004
N 450672 **DECISION DATE:** 05.04.2004

APPLICATION NO: 6.142.130.FUL

APPLICATION NO: 6.142.130.FUL

LOCATION:

3 Northfields Bickerton Wetherby North Yorkshire

PROPOSAL:

Erection of side conservatory and extension to domestic curtilage.

APPLICANT:

Mr G T & Mrs S Gillespie

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 05.04.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 The conservatory shall be constructed using timber unless otherwise approved in writing by the Local Planning Authority.
- 4 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 5 The boundary of the extended curtilage shall be formed by the provision of a post and rail fence before the use of the land commences.
- 6 No development permitted by Classes E, F, G and H of Part 1 of Schedule 2 of the Order shall be carried out without the prior consent of the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD13XR DEV IN CHARACTER WITH LOCALITY
- 4 CD12R VISUAL AMENITY
- 5 CD12R VISUAL AMENITY
- 6 To ensure that no encroachment into the countryside occurs to the detriment of the visual quality of the area.

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection

of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/01030/FUL	WARD:	Marston Moor
CASE OFFICER:	Mrs K Williams	DATE VALID:	25.02.2004
GRID REF:	E 447791	TARGET DATE:	21.04.2004
	N 450058	DECISION DATE:	19.04.2004

APPLICATION NO: 6.142.128.B.FUL

LOCATION:

1 Westlands Bilton In Ainsty York North Yorkshire YO26 8LH

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

Mr And Mrs R Grainger

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 19.04.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no windows shall be inserted in the eastern and western elevations of the single storey rear extension hereby approved, without the prior written approval of the Local Planning Authority.
- 5 No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority showing:
 - a)the precise alignment of the foul sewer and its depth;
 - b)measures to protect the sewer during development and, or
 - c)the re-laying of the sewerThereafter the development shall be carried out as approved.
- 6 The site shall be developed with separate systems of drainage for foul and surface water on and off site.
- 7 No development shall take place until details of the proposed means of disposal of surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the Local Planning Authority.
- 8 Unless otherwise approved in writing by the Local Planning Authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD14R PRIVACY AND RESIDENTIAL AMENITY
- 5 Thereafter development shall be carried out as approved.

- 6 In the interests of satisfactory and sustainable drainage.
- 7 To ensure that the development can be properly drained.
- 8 To ensure that no surface water discharges take place until proper provision has been made for their disposal.

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/00948/ADV	WARD:	Newby
CASE OFFICER:	Mr R Mowat	DATE VALID:	20.02.2004
GRID REF:	E 437507	TARGET DATE:	16.04.2004
	N 471466	DECISION DATE:	19.04.2004

APPLICATION NO: 6.34.47.ADV

LOCATION:

Land At Grid Reference 437507, 471466 Marton Le Moor Ripon North Yorkshire

PROPOSAL:

Display of 1 no trailer sign.

APPLICANT:

Vimac Leisure Ltd

REFUSED. Reason(s) for refusal:-

- 1 The proposed trailer sign is deemed unacceptable within this location as it is harmful to the visual amenity of the locality, contrary to PPG19 and policies A01 and HD22 of the

Harrogate District Local Plan.

- 2 The granting of consent for a sign of this nature could lead to other applications which would be difficult to resist. This could result in a proliferation of signs adjacent to the highway which would be a distraction to road users and thus be detrimental to road safety and the free flow of traffic.

CASE NUMBER:	04/00324/FUL	WARD:	Boroughbridge
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	20.01.2004
GRID REF:	E 440642	TARGET DATE:	16.03.2004
	N 466158	DECISION DATE:	14.04.2004

APPLICATION NO: 6.64.613.FUL

LOCATION:

Studforth House Back Street Aldborough York North Yorkshire YO51 9EX

PROPOSAL:

Demolition of existing single storey rear extension and erection of two storey side/rear extension.

APPLICANT:

Mr & Mrs Lawson Tancred

REFUSED. Reason(s) for refusal:-

- 1 The proposal by reason of its reason of its scale, form, back and design is considered to have a dominant and overbearing impact, harmful to the character and appearance of the dwelling, the streetscene and this part of the Conservation Area. The proposal is therefore contrary to the provisions of Policies A1, H15, HD20 and HD03 of the Harrogate District Local Plan.
- 2 The proposed extension to the domestic curtilage is considered to have an adverse impact on the character and appearance of the countryside and the setting of the settlement. The proposal is therefore contrary to the provisions of Policies A1 and C18 of the Harrogate District Local Plan.

CASE NUMBER:	04/00928/FUL	WARD:	Claro
CASE OFFICER:	Mrs K Williams	DATE VALID:	19.02.2004
GRID REF:	E 438880	TARGET DATE:	15.04.2004
	N 464777	DECISION DATE:	14.04.2004

APPLICATION NO: 6.64.616.FUL

APPLICATION NO: 6.64.616.FUL

LOCATION:

Croft Cottage Minskip York North Yorkshire YO5 9JF

PROPOSAL:

Erection of first floor rear extension.

APPLICANT:

Mr And Mrs T O'Brien

REFUSED. Reason(s) for refusal:-

- 1 The proposal is considered to result in a detrimental impact on the residential amenity of the occupiers of Rose Cottage by reason of being overbearing as a result of the height and length of the first floor extension and the resultant mass of buildings projecting along the joint boundary, which is contrary to Harrogate District Local Plan Policies A1, H15, HD20 which seek to preserve residential amenity and the associated supplementary planning guidance on house extensions.

CASE NUMBER:	04/01065/FUL	WARD:	Boroughbridge
CASE OFFICER:	Mrs K Williams	DATE VALID:	27.02.2004
GRID REF:	E 439970	TARGET DATE:	23.04.2004
	N 466390	DECISION DATE:	14.04.2004

APPLICATION NO: 6.64.594.A.FUL

LOCATION:

4 Spring Garden Cottages Boroughbridge York North Yorkshire YO51 9EH

PROPOSAL:

Erection of front porch. (Revised Scheme)

APPLICANT:

Mr And Mrs Roger Wood

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 14.04.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/00798/FUL	WARD:	Claro
CASE OFFICER:	Mrs K Williams	DATE VALID:	12.02.2004
GRID REF:	E 436785	TARGET DATE:	08.04.2004
	N 462615	DECISION DATE:	29.03.2004

APPLICATION NO: 6.70.92.B.FUL

LOCATION:

1 Pinfold Green Staveley Knaresborough North Yorkshire HG5 9LR

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

Mr And Mrs Shaw

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 29.03.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/00951/FUL	WARD:	Claro
CASE OFFICER:	Miss S Taylor	DATE VALID:	19.02.2004
GRID REF:	E 444375	TARGET DATE:	15.04.2004
	N 463028	DECISION DATE:	05.04.2004

APPLICATION NO: 6.72.30.G.FUL

LOCATION:

Plough Cottage Upper Dunsforth York North Yorkshire YO5 9RU

PROPOSAL:

Erection of detached double garage to rear. (Revised scheme).

APPLICANT:

Mr & Mrs R Whitter

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 05.04.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 The detached garage shall be permanently maintained as a garage unless planning permission has been sought and approved by the local planning authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12R VISUAL AMENITY

4 To ensure that the sub division of the plot does not occur.

INFORMATIVES

1. There should be no connection to Harc Hill Drain reference S1 or any of the Claro Internal Drainage Boards main watercourses without prior consultation with the Board who can be contacted at Claro House, 2-4 Jockey Lane, High Street, Knaresborough, HG5 OHG.

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/00596/FUL	WARD:	Claro
CASE OFFICER:	Mrs K Williams	DATE VALID:	03.02.2004
GRID REF:	E 440042	TARGET DATE:	30.03.2004
	N 461987	DECISION DATE:	29.03.2004

APPLICATION NO: 6.78.29.E.FUL

LOCATION:

Hollins Farm Great North Road Arkendale Knaresborough North Yorkshire HG5 0QZ

PROPOSAL:

Formation of menage with 1.5m high post and rail fence and gate.

APPLICANT:

Mr And Mrs P Ellis

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 29.03.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 The ménage hereby approved shall not be used for commercial or business purposes.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CI06R DOMESTIC USE ONLY

CASE NUMBER:	04/01045/FUL	WARD:	Claro
CASE OFFICER:	Miss S Taylor	DATE VALID:	25.02.2004
GRID REF:	E 438832	TARGET DATE:	21.04.2004
	N 461034	DECISION DATE:	14.04.2004

APPLICATION NO: 6.78.35.J.FUL

LOCATION:

Holgate Bank Grange Holgate Bank Arkendale Knaresborough North Yorkshire

PROPOSAL:

Erection of extension to form first floor over existing garage. (Revised Scheme)

APPLICANT:

Mr And Mrs Braithwaite

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 14.04.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 24.03.2004
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 Details of the windows and doors to be used shall be submitted for the written approval of the Local Planning Authority and the development shall not be started before any such approval.
- 5 CD04X SAMPLE STONWORK PANEL

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 4 CD10R INTERESTS OF AMENITY
- 5 CD04XR IN THE INTERESTS OF VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all

relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/01046/LB	WARD:	Claro
CASE OFFICER:	Miss S Taylor	DATE VALID:	25.02.2004
GRID REF:	E 438832	TARGET DATE:	21.04.2004
	N 461034	DECISION DATE:	14.04.2004

APPLICATION NO: 6.78.35.K.LB

LOCATION:

Holgate Bank Grange Holgate Bank Arkendale Knaresborough North Yorkshire

PROPOSAL:

Listed Building application for erection of extension to form first floor over existing garage.
(Revised Scheme)

APPLICANT:

Mr And Mrs Braithwaite

APPROVED subject to the following conditions:-

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 14.04.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 24.03.2004

Reasons for Conditions :-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 2 CC01R ACCORDANCE WITH DRAWINGS

JUSTIFICATION FOR GRANTING CONSENT:

In granting Conservation Area Consent the local planning authority has taken into account all material matters relating to the building's contribution to the architectural or historic interest of the area and the wider effects of alterations extension or demolition, all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and

Documents approved by the Borough Council for development control purposes, and the observations of any statutory or non-statutory consultee, Amenity Society and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the proposal would not give rise to any unjustified consequences for the character and appearance of the Conservation Area.

CASE NUMBER:	04/00719/FUL	WARD:	Claro
CASE OFFICER:	Mrs K Williams	DATE VALID:	09.02.2004
GRID REF:	E 439420	TARGET DATE:	05.04.2004
	N 458850	DECISION DATE:	05.04.2004

APPLICATION NO: 6.87.11.A.FUL

LOCATION:

Rowan Lodge Coneythorpe Knaresborough North Yorkshire HG5 0RY

PROPOSAL:

Erection of two storey rear extension and first floor side extension.

APPLICANT:

Mr & Mrs I D Green

REFUSED. Reason(s) for refusal:-

- 1 The proposals would have a detrimental impact upon the character and appearance of the existing dwelling and conservation area, due to their design, scale and dominance and would be contrary to Local plan Policies A1, H15, HD03 and HD20 which seek to ensure proposals are harmonious with the character of existing buildings and the locality.
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CASE NUMBER:	04/00929/PDU CO	WARD:	Ouseburn
CASE OFFICER:	Mrs K Williams	DATE VALID:	18.02.2004
GRID REF:	E 443850	TARGET DATE:	14.04.2004
	N 456750	DECISION DATE:	14.04.2004

APPLICATION NO: 6.96.56.L.PDU CO

LOCATION:

Princess Lodge Princess Corner Whixley York North Yorkshire YO26 8EE

PROPOSAL:

Erection of front porch.

APPLICANT:

Mr S Dixon

REFUSED. Reason(s) for refusal:-

- 1 The proposal is contrary to Local plan Policy C16, A1, H15 and HD20 in that its design detracts from the original character of the building by reason of its width, the style of door, the roof design, and the fenestration. Therefore the proposal will result in a detrimental effect on the appearance of the existing building and visual amenity and character of the area.
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