

HARROGATE BOROUGH COUNCIL

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

DATE: 4 May 2004

PLAN: 03	CASE NUMBER: 03/05701/FUL
APPLICATION NO. 6.83.64.C.FUL	GRID REF: EAST 432680 NORTH 458700
	DATE MADE VALID: 05.04.2004
	TARGET DATE: 31.05.2004
	WARD: Claro

APPLICANT: Mr I Pattison

AGENT: H.L.D.A.

PROPOSAL: Erection of 1no. detached dwelling (site area 0.306ha).

LOCATION: Land Comprising Part Of OS Field No 6170
New Road Scotton Knaresborough North Yorkshire

REPORT

SITE AND PROPOSAL

The site is a field on New Road Scotton lying to the north of the junction of New Road with the B6165. There is a house to the south, a caravan park to the east and fields to the north and west. The field is not being grazed. There is a shed on the field and some fly-tipping. There is a gated access to the north of the field. The north and east boundaries comprise of hedges with fences on the remainder.

It is proposed to erect a five bedroomed dwelling towards the northern boundary of the site. It would be arranged in an `L' shape with living accommodation and an integral garage on ground floor with five bedrooms (each with an en-suite bathroom) to the first floor. There are no windows at first floor level, with the light to the bedrooms being provided by roof-lights. The existing access would be used.

The site lies outside of the development limit for Scotton.

MAIN ISSUES

- 1 Land use/principle
- 2 Design

RELEVANT SITE HISTORY

None

CONSULTATIONS/NOTIFICATIONS

Parish Council

Scotton

DLAS - Open Space

No comments received

Highway Authority

No comments received

The Coal Authority

Standard comments provided.

Housing Development

No comments received

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 07.05.2004

PRESS NOTICE EXPIRY: 07.05.2004

REPRESENTATIONS

KNARESBOROUGH PARISH COUNCIL - No response has yet been received from the Parish Council. Any received will be reported at Planning Committee.

OTHER REPRESENTATIONS - Site notice expires on 07.05.2004. Any representations received will be reported to Planning Committee.

VOLUNTARY NEIGHBOUR NOTIFICATION - None.

RELEVANT PLANNING POLICY

PPG1 Planning Policy Guidance 1: General Policy and Principles

PPG3 Housing

SPH1 North Yorkshire County Structure Plan Policy H1

LPC15 Harrogate District Local Plan Policy C15: Conservation of Rural Areas not in Green Belt

LPHD20 Harrogate District Local Plan Policy HD20: Design of New Development and Redevelopment

LPA01 Harrogate District Local Plan Policy A1: Impact on the Environment and Amenity

LPH06 Harrogate District Local Plan Policy H6: Housing developments in the main settlements and villages

LPH07 Harrogate District Local Plan Policy H7: Housing development in the countryside

LPHX Harrogate District Local Plan Policy HX: Managed Housing Site Release

ASSESSMENT OF MAIN ISSUES

1.LAND USE/PRINCIPLE - Policy H6 allows for new development within the main settlements and villages where the development proposed lies within the defined development limits. The site lies outside the development limit for Scotton as defined in the policy and where uses are expected to remain for the most part undisturbed. As the site lies outside of the development limit, it falls to be considered under Policy H7, which

permits development only where it is essential to the needs of agriculture or forestry or where there is special justification. No such justification has been provided and as a result development on this site is contrary to that policy and unacceptable.

2.DESIGN - The design of the proposed dwelling is unacceptable. It is proposed to be a large property with the ridge height at 9m. However despite the size of the building, there are no windows at first floor level, rather the first floor rooms are lit by rooflights. The resultant large areas of blank wall on all the elevations gives an unbalanced appearance. In addition no one window design has been chosen, leading to a number of different styles being used. The overall effect is of a house with a strong horizontal emphasis more suited to an agricultural building rather than a house. The design is not assisted by the poorly drafted plans which has many inaccuracies, including incompletely drawn windows and differing window heights. Such a design is out of character with its location in the field and does not make a positive contribution to the character and appearance of the countryside and is contrary to Policies HD20 and A1 of the local plan.

CONCLUSION - The site lies outside of the development limit for Scotton and is in the open countryside. It is new development in the countryside and no justification has been submitted to show that it is essential for the needs of agriculture, forestry or that there is special justification. It is contrary to Policies H6 and H7 of the Harrogate District Local Plan. The design of the proposed dwelling is poor and is not assisted by the poorly drawn plans. It would be detrimental to the character and appearance of the countryside. As the site notice does not expire until after Planning Committee, it is recommended that Planning Committee be minded to refuse the application and to defer the decision to the Head of Planning Services to be determined once the site notice has expired.

CASE OFFICER: Mrs L Drake

RECOMMENDATION

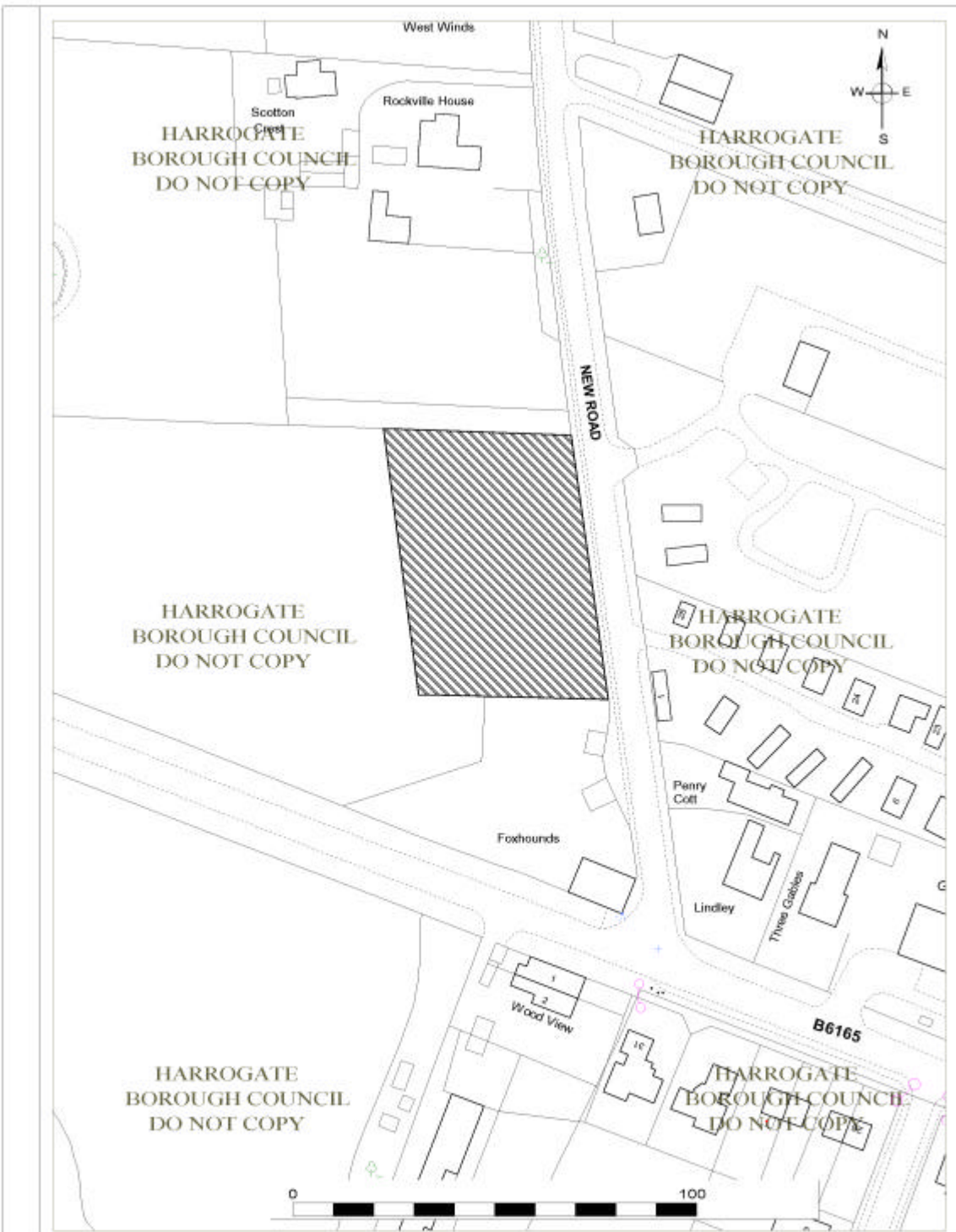
That the application be DEFERRED and the HOPS be authorised to REFUSE the application. REASON FOR DEFERRAL:

0 To allow the expiration of the site notice on 07.05.2004

REASONS FOR REFUSAL:

- 1 The proposal is for new development in the open countryside since the site lies outside of the development limit for Scotton as identified in the Harrogate District Local Plan and where uses are expected to remain for the most part undisturbed. The proposal is thus contrary to Policies H6 and H7 of the Harrogate District Local Plan particularly as no justification for a dwelling essential to the needs of agriculture or forestry has been provided.
- 2 The design of the proposed dwelling is poor and would not make a positive

contribution to the character and appearance of the open countryside, thereby being contrary to Policies HD20 and A1 of the Harrogate District Local Plan.



Harrogate
BOROUGH COUNCIL

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Area 2 DC Committee

04/05/2004

App No.: 6.83.64.C.FUL

Case No.: 03/05701/FUL

Scale: 1:1250 (at A4 size)

Item No : 3

Drawn by: J Brown

Site Area.: 0.306 hectares

Site



Produced for Development Control Area Planning Committee for site identification purposes only.