

HARROGATE BOROUGH COUNCIL

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

DATE: 4 May 2004

PLAN: 07	CASE NUMBER: 04/01334/FUL
APPLICATION NO. 6.64.606.A.FUL	GRID REF: EAST 439040 NORTH 464889
	DATE MADE VALID: 19.03.2004
	TARGET DATE: 14.05.2004
	WARD: Claro

APPLICANT: Mr & Mrs Proctor

AGENT: Peter Gamble

PROPOSAL: Demolition of existing buildings and erection of 1 no detached dwelling (revised scheme, site area 0.18ha)

LOCATION: New House Farm Minskip York North Yorkshire YO51 9HZ

REPORT

SITE AND PROPOSAL

The application site is located to the north of the village of Minskip and is presently occupied by an existing former farmhouse and associated outbuildings including a dutch barn and lean to. The farmhouse is of a traditional two-storey brick construction under a pantile roof and has a number of mature trees situated within the curtilage.

The applicants propose to demolish the existing house and remaining outbuildings (some have already been removed) and construct a new replacement dwelling. The dwelling would incorporate 4-bedroom accommodation with vehicular access taken from an existing access located at the north-western corner of the plot.

The proposed dwelling would be of modern design and represents a revised scheme following the refusal of an earlier application that was refused consent under planning reference number 6.64.606.FUL.

MAIN ISSUES

1. LAND USE
2. VISUAL IMPACT
3. RESIDENTIAL AMENITY
4. HIGHWAY SAFETY
5. OPEN SPACE PROVISION

RELEVANT SITE HISTORY

6.64.606.FUL - Demolition of existing buildings and erection of 1 no detached dwelling (Site Area 0.181ha) REFUSED CONSENT 9.12.2003:

The application was refused consent for the following reason:-

The proposed replacement dwelling would as a consequence of its size design and massing represent a substantial increase in built form at the site, over and above that of the existing dwelling currently occupying the plot. The proposal would as a consequence be detrimental to the visual character of the locality, which lies beyond the main built up form of the settlement in a countryside location in a manner contrary to the provisions of Harrogate District Local Plan Policy H20, H7 and C15 and North Yorkshire County Structure Plan Policy H5 and E2.

CONSULTATIONS/NOTIFICATIONS

Parish Council

Boroughbridge

Conservation and Design Section

See Assessment

DLAS - Open Space

Identify a commuted sum of £1,592

Highway Authority

No objection subject to the imposition of conditions.

Housing Development

At the time of writing this report no comments have been received

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 23.04.2004

PRESS NOTICE EXPIRY: 23.04.2004

REPRESENTATIONS

BOROUGHBRIDGE TOWN COUNCIL - The Town Council object to the development on the following grounds:

The Town Council feels that the re-submitted plans are identical with the first submitted plans with the deletion of ancillary landscaping etc. Whilst the Town Council appreciates the design of this house, it feels it would be out of character in its situation on the approach to the village and too great a visual impact.

OTHER REPRESENTATIONS - 2 letters received offering support to the plans.

VOLUNTARY NEIGHBOUR NOTIFICATION - 4 properties notified.

RELEVANT PLANNING POLICY

- PPG1 Planning Policy Guidance 1: General Policy and Principles
- PPG3 Housing
- PPG7 The Countryside: Environmental Quality and Economic and Social Development
- PPG17 Planning Policy Guidance 17: Planning for open space, sport and recreation
- PPG13 Planning Policy Guidance 13: Transport
- 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
- LPH20 Harrogate District Local Plan Policy H20: Replacement Dwellings in the Countryside
- LPHD20 Harrogate District Local Plan Policy HD20: Design of New Development and Redevelopment
- LPHD16 Harrogate District Local Plan Policy HD16: Approaches to Settlements
- LPA01 Harrogate District Local Plan Policy A1: Impact on the Environment and Amenity
- LPHX Harrogate District Local Plan Policy HX: Managed Housing Site Release
- LPH05 Harrogate District Local Plan Policy H5: Affordable Housing
- LPH13 Harrogate District Local Plan Policy H13: Housing Density, Layout and Design
- LPH17 Harrogate District Local Plan Policy H17: Housing Type
- LPR04 Harrogate District Local Plan Policy R4: Open Space Requirements for New Residential Development

ASSESSMENT OF MAIN ISSUES

1. LAND USE - The application site is located outside of the 'development limit' for the village as identified by Harrogate District Local Plan Inset map No. 35. On sites outside of development limits HDLP Policy C15 identifies that existing land uses are expected to remain for the most part undisturbed, unless it complies with HDLP housing policies H6 or H7.

HDLP Policy H6 identifies Minskip as a larger settlement. New residential development in such villages would only be acceptable within the development limit for the village. Development limits have been defined around such settlements to assist in guiding and controlling new development. In general they have been drawn tightly to limit the extent of new development to infill and small scale rounding off in order to protect their form and character and to protect the surrounding countryside from further encroachment.

As the site is located outside of the development limit, the site is considered to lie within the countryside and H7 is relevant. This policy is specifically aimed at new residential development in the countryside and amplifies the provisions of North Yorkshire County Structure plan Policy H5. The site is however presently occupied by an existing dwelling and as the applicant intends to replace the structure with a replacement dwelling then HDLP Policy H20 is considered more relevant. This policy is permissive towards the replacement of existing dwellings subject to meeting criteria discussed in more detail below

The site represents a previously developed site under the provisions of HDLP Selective Alteration Policy HX. The site is in excess of 0.1 hectare in area and as such HDLP Selective Alteration Policy H5 is applicable and would require the provision of an element of affordable housing provision. The scheme does however represent a one for one replacement and as such no affordable units are proposed.

2.VISUAL IMPACT - HDLP Policy H20 identifies that care is required when considering replacement structures to ensure the protection of the existing landscape. In this respect the policy requires development to be on or near the dwelling to be cleared (to prevent two units occupying the site) and that the size of the dwelling is no larger than the existing. Furthermore the policy identifies that the new dwelling should be of a design which in terms of its scale, mass, materials and architectural detail is sympathetic to the local vernacular character.

In this instance whilst the replacement dwelling is sited on the site of the former structure, the development, which would represent a large contemporary design, would clearly fail the remaining criteria of the policy in terms of its size design and scale. The proposal is therefore contrary to the provisions of Policy H20.

As planning applications are determined in accordance with the development plan unless material considerations indicate otherwise, then this issue represents the key consideration of the proposal and members must consider whether there are any material considerations of sufficient weight to set aside the provisions of this policy.

In this instance there are a number of buildings situated on the site that have already been removed or are proposed to be removed (i.e former garage and timber outbuilding have already been removed, together with a store to the rear of the house and the existing timber barn, which are proposed to be removed). Your officer accepts that the total footprint of these buildings together with the existing dwelling are greater than the proposed unit, but the key consideration is the resultant impact of the size, siting and massing of the proposed dwelling that is of concern. The existing and former outbuildings are dispersed on the site and individually and collectively have a fairly neutral impact upon the approach and setting of the village (former agricultural buildings associated with former farmhouse). The proposed dwelling is of a contemporary design and would be constructed utilising oak timber cladding / ashlar stone cladding /large solar glass panels together with zinc profiled cladding on the upper floor.

The applicant has amended the scheme following the earlier refusal, by deleting the reference to the proposed garage. The scheme itself remains essentially the same. The proposed dwelling has a larger footprint than the existing unit (the existing dwelling has a floor area of approximately 70 square metres and the proposed unit approximately 150 square metres). The proposed building itself would project approximately 1.5 metres higher than the roof ridge height of the existing dwelling with much of the mezzanine floor (including roof terrace) above the existing eaves height. The frontage of the unit would be sited approximately 3.75metres closer to the road boundary than the existing dwelling.

The increase in floor area, scale and massing together with the proposed siting closer to the road ensures that the dwelling would have a significant visual impact upon the approach into the village. Whilst it is accepted that existing tree planting and earthworks would obscure views of the site from the north east, the site remains prominent when viewed from the north west and south west approach/exit from the village.

Clearly the development represents an interesting design but is contrary to HDLP Policy H20 as a consequence of its size and massing. Furthermore regard has to be taken of HDLP Policy HD16, which states that development which would have an adverse impact

effect on the character, or appearance of the approaches to the districts settlements will not be permitted. In this respect the development will clearly alter the character of the approach into the village of Minskip by the introduction of the large modern design.

3.RESIDENTIAL AMENITY - The scheme whilst altering the outlook from neighbouring properties has no adverse impact upon the residential amenity of the occupiers of those units. In view of its isolated location the development would not have an adverse impact upon residential amenity.

4.HIGHWAY SAFETY - The dwelling would utilise an existing access served off the A6055 roundabout. The highway authority have been consulted and have no objection subject to the imposition of conditions.

5.OPEN SPACE PROVISION - The scheme represents a replacement dwelling and as such the provisions of HDLP Policy R4 are not applicable in this instance.

CONCLUSION - The proposed scheme represents a replacement dwelling that is situated in an open countryside location beyond the identified development limits for the village of Minskip. Although the site clearly relates to the village the proposal must be primarily assessed against the provisions of HDLP Policy H20. In this respect the development as a consequence of its size and massing fails to comply with the provisions of the policy.

The dwelling has been designed in a contemporary manner and whilst your officer would not object to such an approach per se, it is considered that as a consequence of the size and prominent siting, the unit would significantly alter the character of the approach into the village contrary to HDLP Policy HD16.

The cumulative impact of the existing building situated on the site have been recognised but in the opinion of your officer would not justify setting aside the provisions of the development plan.

In failing to meet the provision of the above policies the development in turn would also be contrary to HDLP Policy H7 and C15 and North Yorkshire County Structure plan Policy H5 and E2.

It is noted that the site is greater than 0.1 hectares in area and as such the provisions of HDLP Selective Alteration Policy H5 would be applicable. Your officer would not however wish to see the provision of additional accommodation in the form of affordable housing on this site as any such proposal would further erode the character of the countryside and extend the existing form of the village. In a similar manner your officer accepts that HDLP Policy H13 requiring a minimum density of 30 units per hectare would also not be applicable in this instance.

In the absence of any material considerations to set aside the provisions of the development plan refusal of the application is again recommended.

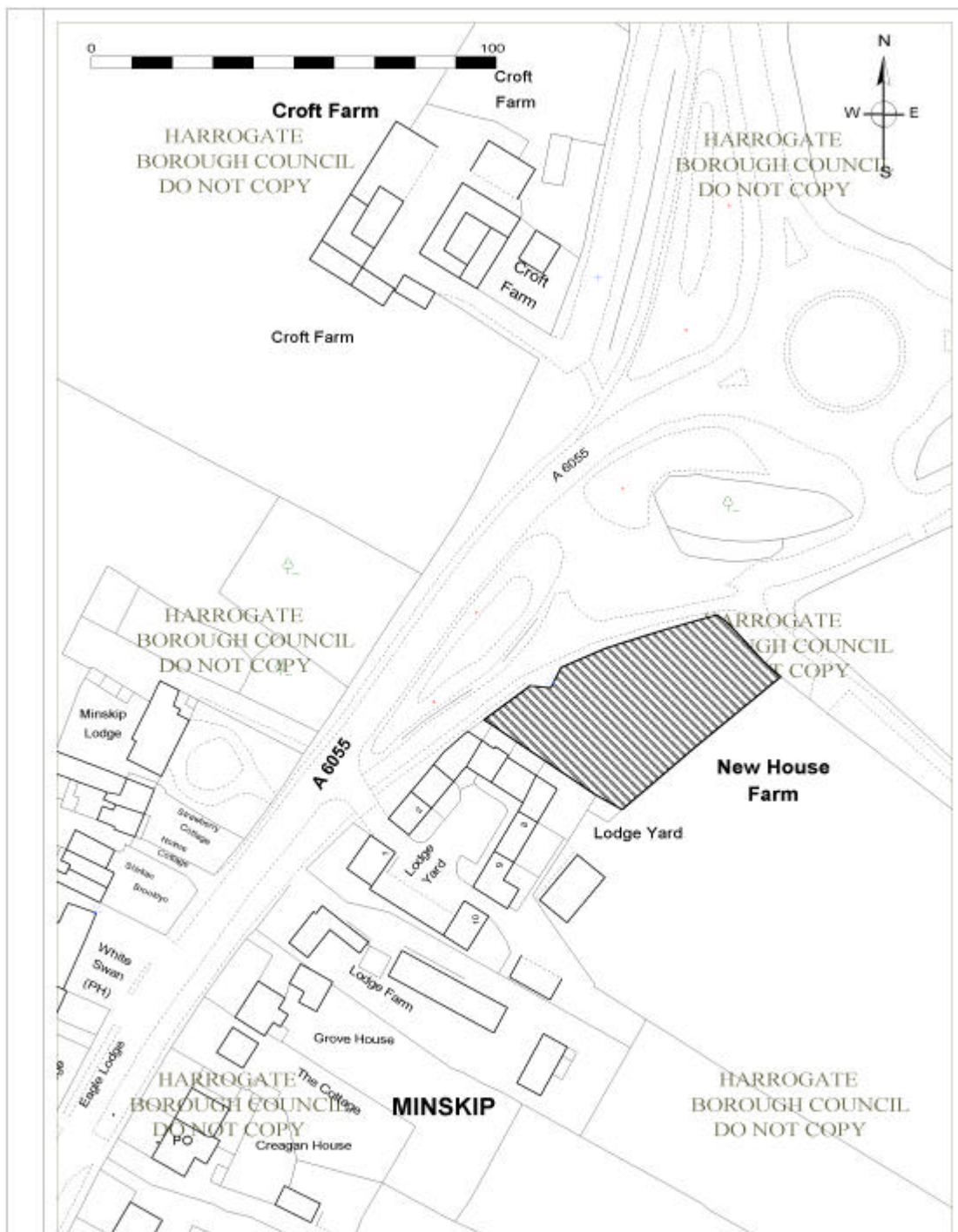
CASE OFFICER:

Mr A Hough

RECOMMENDATION

That the application be REFUSED. Reason(s) for refusal:-

- 1 The proposed replacement dwelling would as a consequence of its design siting and massing represent a substantial increase in built form at the site, over and above that of the existing dwelling currently occupying the plot. The proposed development would as a consequence, be detrimental to the visual character of the locality in a manner contrary to the provisions of Harrogate District Local Plan Policy H20, HD16, H7 and C15 and North Yorkshire County Structure Plan policy H5 and E2.



Harrogate
BOROUGH COUNCIL

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Area 2 DC Committee

04/05/2004

App No.: 6.64.606.A.FUL Case No.: 04/01334/FUL

Scale: 1:1250 (at A4 size) Item No: 7

Drawn by J Brown

Site Area: 0.18 hectares

Site 

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