
Minute 107/03(13)

CASE NUMBER:

04/01121/FUL

GRID REF: EAST 436070 NORTH 468110

APPLICATION NO.: 6.46.17.R.FUL

LOCATION:

Rosewood & Philmore Drinks Skelton On Ure Ripon North Yorkshire

PROPOSAL:

Substitution of house type of Plot 4 of planning permission 6.46.17.M.REM.

APPLICANT: Mr & Mrs Brinkler

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE
- 2 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 3 The roofspace shall not be converted to habitable accommodation without the formal approval in writing of the Local Planning Authority.
- 4 CI02D PD RESTRICTION, ROOF/DORMER WINDOWS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 3 The use of the roofspace for habitable accommodation would reduce the mix of smaller properties on the site to meet local needs and would therefore conflict with Policy H17 of the Harrogate District Local Plan Selective Alteration.
- 4 CI02DR 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.

(UNANIMOUS DECISION)