

HARROGATE BOROUGH COUNCIL

PLANNING AREA2 DC COMMITTEE – AGENDA ITEM 6: LIST OF PLANS.

DATE: 26 October 2004

PLAN: 06	CASE NUMBER: 04/03661/FUL
APPLICATION NO. 6.100.2156.B.FUL	GRID REF: EAST 436117 NORTH 456325
	DATE MADE VALID: 17.08.2004
	TARGET DATE: 12.10.2004
	WARD: Knaresborough King

James

APPLICANT: Mr & Mrs A Marshall

AGENT: Mr P Gentry

PROPOSAL: Erection of replacement detached dwelling (site area 0.047ha).

LOCATION: 55 Wetherby Road Knaresborough North Yorkshire HG5 8LH

REPORT

SITE AND PROPOSAL

The applicant has commenced work on this development. The drawings which were approved by the Council in March 2002, effectively allowed the property to become a two storey new dwelling, which was approximately 4.2m to the eaves and approximately 6.9m to the ridge. The proposed dwelling/extensions were to be located in a similar position to the previous bungalow that existed on the plot. The distance from the side of the new development to the side of No53 is approximately 3.4m and the distance from the side of the new development to No57 is approximately 1.6m.

The current application is for a replacement detached dwelling of two storeys in height. The increase in the height of the current application from that approved in March 2002 is approximately 0.35m. And the increase in the height of the current application from the original bungalow is approximately 1.35m. The applicant's agent has submitted a drawing indicating the increase in the height from the original bungalow to that approved in March 2002 and the current proposal. A copy of this plan is attached as Appendix A to enable Members to consider the changes. A letter dated 27 September 2004 from the agent is also attached Appendix A which deals with this issue and addresses the objections raised by the Parish Council.

MAIN ISSUES

1. Impact on Residential Amenity/Design of the Dwelling and Impact on the Streetscene

RELEVANT SITE HISTORY

02/00527/FUL - Alterations to dwelling including erection of first floor, single storey front

extension, detached garage/workshop on the site: Approved 25 March 2002.

02/02645/FUL - Erection of single storey rear extension: Approved 30 September 2002

CONSULTATIONS/NOTIFICATIONS

Parish Council

Knarborough

Chief Engineer (H and T)

No observations

Environmental Health

No reply

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 27.09.2004

PRESS NOTICE EXPIRY: 24.09.2004

REPRESENTATIONS

KNARBOROUGH TOWN COUNCIL - Objects on the grounds that the proposed dwelling is too large for the site, resulting in over intensive development that is out of scale and character with the street scene and detrimentally impacts on the neighbouring properties.

OTHER REPRESENTATIONS - If any observations are received they will be reported to the meeting.

VOLUNTARY NEIGHBOUR NOTIFICATION - None.

RELEVANT PLANNING POLICY

PPG1 General Policy and Principles

LPA01 Harrogate District Local Plan (2001, as altered 2004) Policy A1: Impact on the Environment and Amenity

LPHD20 Harrogate District Local Plan (2001, as altered 2004) Policy HD20: Design of New Development and Redevelopment

ASSESSMENT OF MAIN ISSUES

1. IMPACT ON RESIDENTIAL/DESIGN OF THE DWELLING AND IMPACT ON THE STREETSCENE - The site lies within a residential area is within the development limits of Knarborough and therefore the redevelopment of the site for residential purposes is acceptable in principle.

Members need to consider whether or not the redevelopment of the site for a house, which

was previously occupied by a bungalow, is acceptable from a planning standpoint and if the proposed house would have a detrimental impact on the amenities of the adjacent residents or have an unacceptable impact on the street scene to warrant refusing planning permission.

The fact that the house is currently being constructed should not influence the member's judgement in the determination of this retrospective planning application.

It is clear that the extensions granted by the Council in March 2002 allowed the applicant to construct extensions, which would result in the property becoming a detached two storey dwelling.

Members need to decide whether the details as now proposed would have a significant detrimental impact on the amenities of the residents on either side of the site and if the development would have an unacceptable impact on the street scene to warrant refusing the application.

The submitted drawings are similar to the previously approved plans but the applicant has amended some windows, added new windows and increased the overall height of the dwelling to the ridge by approximately 0.35m. Members are advised that the height of the bungalow to the ridge that previously occupied the site was approximately 5.95m. The height of the extensions/dwelling approved March 2002 was approximately 6.9m to the ridge. The height of the proposed dwelling (current application) is approximately 7.25m to the ridge.

It should be noted that the style and design of the proposed dwelling is very similar to that approved under the extensions permission approved March 2002. The materials are the same and the design of the dwelling with the mansard roof at the front and rear is as previously approved. The mansard style roof helps to reduce the impact of the development on the adjacent dwellings and gardens on either side of the site. However, it is clear that the proposed house is higher than that previously approved in March 2002 by approximately 0.35m. The increase in the height to the ridge of the proposed dwelling from the height of the previous bungalow is approximately 1.35m. However the distance from the side of the proposed house to the house at No.53 is the same at approximately 3.4m and the distance from the side of the proposed house to the bungalow at No.57 is approximately 1.6m.

The changes in the elevations/windows are as follows:

Front elevation remains largely the same with a minor modification to the window adjacent to the front door.

Rear elevation. There is an additional bedroom window at first floor level.

Side elevation facing the house at No.53. Three windows are proposed one to the hall, reception room and kitchen. Previously 2 windows were proposed to the kitchen and toilet. Velux roof light to roof providing light to a bathroom.

Side elevation facing the bungalow at No.57. Previously no windows in this side but there is now a window to the landing area and toilet the latter being obscure glazed. Velux roof

light to roof providing light to a bathroom.

The footprint of the proposed dwelling is almost identical to the combined footprint of the two earlier permissions save for a modest change to the front which has limited impact on the dwellings either side.

The proposed dwelling is aligned generally with the house and bungalow on either side and the distances in-between the adjacent properties remain the same as previously approved. It accepted that the overall increase in the height of the dwelling to the ridge of approximately 0.35m would have some impact on the amenities of the residents on either side in terms of overshadowing and loss of sunlight. The bungalow at No.57 lies to the south of the site with a distance of approximately 1.6m in-between the two properties. The house at No.53 lies to the north with a distance of approximately 3.4m in-between the two properties. In considering the details of the application a judgement has to be made as to whether the increase in the overall height of 0.35m from the approval in March 2002 is unacceptable in terms of the loss of amenity to the adjacent residents.

Having carefully assessed all the relevant facts it is considered that in this particular instance the proposed increased in height of the dwelling, by approximately 0.35 and the changes to the elevations in terms of windows will not have a significant impact on the amenities of the residents on either side in terms of overshadowing, overlooking or loss of light to warrant refusing this application on these grounds.

The dwelling is well designed similar to other properties within the area and it is considered that the use of brick and concrete tiles would be appropriate in this location.

In terms of the impact on the street scene it should be noted that there are a mixture of houses and bungalows within the area constructed of a variety of materials including brick and concrete tiles. Furthermore the design and style of dwellings in this locality are varied with a variety of brick and tiles.

In reaching a determination on this application the fact that the Council has previously approved a planning permission for extensions to the former bungalow on the site with a very similar design to this current application is a material consideration in the determination of this application. The main difference in the current application from the previous application is the increase in the height of the development of 0.35m. These matters have been carefully assessed and it is considered that in this particular instance the proposed new dwelling will not have any significant impact on the street scene to warrant refusing the application.

Members in reaching their decision on this application must take these matters in account.

CONCLUSION - It is therefore concluded that the redevelopment of the site for a two-storey dwelling would be acceptable for the reasons indicated above and it is considered there are no compelling planning reasons to oppose the application. Approval is therefore recommended subject to conditions.

CASE OFFICER:

Mr P Jewkes

RECOMMENDATION

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

- 1 CI02Y PD REST,NO EXTNS,GRGS&ROOF/DORMER WINDS
- 2 Notwithstanding the provisions of The Town and Country Planning General Permitted Development Order 1995 (or any order revoking and re-enacting that Order with or without modification), no further windows shall be inserted in the northern, southern, eastern and western elevations of the dwelling hereby approved, without the prior written approval of the Local Planning Authority.

Reasons for Conditions:-

- 1 CI02YR PROTECT VISUAL AMENITY
- 2 CD15AR PRIVACY AND RESIDENTIAL AMENITY



Harrogate
BOROUGH COUNCIL

Area 2 DC Committee

26/10/2004

App No.: 6.100.2156.B.FUL

Case No.: 04/03661/FUL

Scale: 1:1250 (at A4 size)

Item No: 6

Drawn by J Brown

Site Area: 0.047 hectares

Site



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