

**APPLICATION NO.:** 6.124.196.A.OUT

**LOCATION:**

25 Fairfax Crescent Tockwith York North Yorkshire YO26 7QX

**PROPOSAL:**

Outline application for the erection of 1 no dwelling, including siting and access and erection of new detached garage for No 25 (Site Area 0.05 ha).

**APPLICANT:** Mr And Mrs G J Marston

REFUSED. Reason(s) for refusal:-

- 1 The proposed development by reason of its siting which would be close to the northern boundary of the site and in close proximity to No34 The Green and the size and scale of the bungalow it would result in an unacceptable loss of amenity for the resident at No34 The Green by reason of overshadowing and loss of light, which would be contrary to Policies A1 and HD20 of the Harrogate District Local Plan.

Furthermore the proposed development would lead to an intensification in the use of the means of vehicular access on to Fairfax Crescent which would result in an unacceptable loss of amenity for the existing and future occupants of 23 and 25 Fairfax Crescent, and No34 The Green, which would be contrary to Policies A1 and HD20 of the Harrogate District Local Plan.

(Mr P Thistle (supporter) attended the meeting and spoke to the item under the Council's Opportunity to Speak Scheme).

(Six Members voted in favour of the motion, with one voting against and three abstaining).