

HARROGATE BOROUGH COUNCIL

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

DATE: 21 June 2005

PLAN: 06	CASE NUMBER: 05/02046/FUL
APPLICATION NO. 6.100.1629.H.FUL	GRID REF: EAST 434640 NORTH 457650
	DATE MADE VALID: 27.04.2005
	TARGET DATE: 22.06.2005
	WARD: Knaresborough Scriven

Park

APPLICANT: Mr And Mrs J Nimmo

AGENT: Adrian Jackson Associates

PROPOSAL: Erection of 1 pair of semi detached dwellings (site area 0.097ha).

LOCATION: 4/6 High Bond End Knaresborough North Yorkshire HG5 9BP

REPORT

SITE AND PROPOSAL

4/6 High Bond End are a pair of stone built 3 storey houses in a prominent location. They have an extensive walled garden with a one-way in and out circular access arrangement.

The land within the curve of the access drive is to be utilised for the erection of a further pair of stone built, stone slate roofed 3 bedroomed semi-detached houses that incorporate accommodation within the roof space.

8 parking spaces are provided (for the 4 dwellings including the existing ones) and it is proposed to demolish a brick outbuilding to accommodate the parking area.

The applicant suggests that the development complies with relevant local plan policy and being a brownfield site, meets PPG3. They go on to say that the site is a sustainable one, 130m from the High Street with a very frequent bus service to Knaresborough and Harrogate. It is stated that adequate open space/amenity space exist and sufficient space between other dwellings. They indicate that the design is appropriate for the Conservation Area/Listed Building setting and respects the position of trees on the site, and that the density is correct for the location, and that adequate parking/access is provided.

MAIN ISSUES

1. Housing Policy
2. Access/Parking and Highway Safety
3. Residential Amenity
4. Conservation Area/Listed Building Setting

5. Drainage

RELEVANT SITE HISTORY

In/Out Access: Approved 8.12.98

2 garages and access: Refused 9.3.98.

CONSULTATIONS/NOTIFICATIONS

Parish Council

Knarborough

English Nature

Awaited

Chief Engineer (H and T)

No objections - advises 2 conditions

Yorkshire Water

Awaited

DLAS - Open Space

Commuted sum of £2447 required - to be spent at Jacob Smith Park

Knarborough Civic Society

Awaited

Environmental Health

No comments received

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 13.06.2005

PRESS NOTICE EXPIRY: 10.06.2005

REPRESENTATIONS

KNARBOROUGH TOWN COUNCIL - Views are awaited.

OTHER REPRESENTATIONS - 10 letters of objection from nearby residents state:-

1. High Bond End is narrow and dangerous with narrow footways. Extra danger from traffic and access points.
2. No safe route to shops/amenities or convenient access.
3. Often near collisions on this road.
4. Not a efficient use of brownfield land.
5. Historic building and setting (garden) should be preserved together. New dwelling will detract from character.

6. Will have considerable impact on surrounding residents.
7. Conflicts with Policy A1/T1.
8. Not in line with conservation policy 6.6/3.
9. Land slopes from site and our gardens intermittently flood. The proposal will exacerbate this.
10. Development is on peak of a hill and 3 storey. Will overlook our gardens and property - loss of privacy and amenity. Will be overbearing.
11. Car headlights using access will dazzle.
12. Extra noise/pollution from extra cars.
13. Insufficient parking for existing dwellings - 12 cars recently visited for a barbeque. Overspill parking occurs unlawfully in other streets.
14. Will put additional load on boundary wall due to levels involved - needs structural retaining system.
15. Have English Heritage visited the site.
16. Will lead to future applications for garages, extensions and changes of use.
17. Have Community Safety and Highways been consulted?
18. Other applications in this area have been refused due to unsafe access. Traffic on the road is increasing and often congested.
19. Garages previously refused as unsafe.
20. Brownfield sites should be developed for affordable housing for first time buyers.
21. Victorian sewers are overloaded and cannot cope with extra effluent.
22. Sewers cannot accept surface water and soakaways will not work.

VOLUNTARY NEIGHBOUR NOTIFICATION -

The Wall Garden, High Bond End

12, 13, 14, 15, 16, 17 and 18 Tentergate Gardens

RELEVANT PLANNING POLICY

- | | |
|--------|---|
| PPS1 | Planning Policy Statement 1: Delivering Sustainable Communities |
| PPG3 | Planning Policy Guidance 3: Housing |
| PPG15 | Planning Policy Guidance 15: Planning and the Historic Environment |
| LPHX | Harrogate District Local Plan (2001, as altered 2004) Policy HX: Managed Housing Site Release |
| LPH05 | Harrogate District Local Plan (2001, as altered 2004) Policy H5: Affordable Housing |
| LPH06 | Harrogate District Local Plan (2001, as altered 2004) Policy H6: Housing developments in the main settlements and villages |
| LPH13 | Harrogate District Local Plan (2001, as altered 2004) Policy H13: Housing Density, Layout and Design |
| LPH17 | Harrogate District Local Plan (2001, as altered 2004) Policy H17: Housing Type |
| LPR04 | Harrogate District Local Plan (2001, as altered 2004) Policy R4: Open Space Requirements for New Residential Development |
| 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 |
| LPHD01 | Harrogate District Local Plan (2001, as altered 2004) Policy HD1: Statutory list of buildings of special architectural or historic interest |
| LPHD03 | Harrogate District Local Plan (2001, as altered 2004) Policy HD3: Control of |

ASSESSMENT OF MAIN ISSUES

1. HOUSING POLICY - The site is a brownfield (previously developed) site, encouraged by PPG3 for new housing development and the release is allowed by Policy HX. The site lies within the development limits and therefore permitted by Policy H6. The site is approximately 0.098 ha and is not of a size to trigger the need for affordable housing.

Being within the urban area, Policy H13 normally expects a density of 30-50 dwellings/ha (3-5 units). Only 2 dwellings are proposed but in view of the sensitive nature of the site and awkward access arrangements, 2 units is an appropriate compromise between the efficient use of such sites and achieving a development in character with its surroundings.

Being 3 bedroomed 'family' dwellings, - the highest demand - the proposal is an appropriate housing mix as requested by Policy H7. The return of the standard section Section 106 Obligation for a commuted sum (for open space provision) in line with Policy R4 is awaited.

2. ACCESS/PARKING AND HIGHWAY SAFETY - The proposed dwellings utilise the existing one-way in and out access drive arrangement that serves the existing dwellings.

Highway standards allow up to 5 dwellings from a private drive and adequate parking is provided.

The Highway Authority raises no objections to the proposal.

3. RESIDENTIAL AMENITY - Whilst the proposed dwellings include accommodation within the roofspace, no significant overlooking would occur, despite the change in level, due to a belt of existing trees, and a 23-35m separation distance between the new dwellings and those at the rear. In addition, the rear facing windows include (at second floor) a rooflight to the stairs and obscure glazed ensuite bathroom and (at first floor) an obscure glazed main bathroom and a window to illuminate the upper floor levels, but with no floor adjacent to the window which prevents "viewing" from inside. The ground floor dining room has no ceiling at this point and is open to a void at first floor level.

In view of the above no appreciable loss of amenity would result from loss of privacy. Extensive planting and 1.8m boundary fencing should reduce to acceptable levels, noise/disturbance from vehicles.

4. CONSERVATION AREA/SETTING OF LISTED BUILDING - The proposal provides a pair of semi detached dwellings of similar scale/massing as the existing properties.

Notably the materials of construction are similar and the new dwellings include chimney stacks and copings to the gables and timber windows, and whilst it does not "mimic" the existing buildings, the general built form would preserve the character of the Conservation Area, in line with Policy HD3. The proposed dwelling would only occupy a modest proportion of the overall site, and the remainder would remain 'open' being landscaped gardens and driveway. It is considered that the open/landscaped appearance would preserve the setting of the listed buildings and maintain an attractive appearance to the

land around them.

Amendments to the front elevation of the dwellings have been received and which improve the appearance.

5. DRAINAGE - Whilst the comments of Yorkshire Water are awaited, it is unlikely that an objection would be forthcoming.

The applicant indicates that drainage would be to separate foul and surface water sewers.

Clearly the collection of roof water and disposal off site will result in a nett loss of water percolating into the ground which could only reduce potential for flooding. The access drive is a granular material that will allow natural drainage. The submission of a detailed scheme would normally be conditioned.

CONCLUSION - The proposal is a modest one which provides family accommodation in a manner that complies with local plan policy without harming neighbours amenity.

CASE OFFICER: Mr R Forrester

RECOMMENDATION

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

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED
- 3 Prior to the first use of the development the approved vehicle parking, manoeuvring, turning areas indicated on the submitted drawings [Reference 2818-01 rev A] shall be provided, laid out, hard surfaced, drained, marked out and made available for use. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 4 Notwithstanding the layout and details shown upon the submitted drawing(s) **** the development hereby approved shall not be commenced prior to the submission to and approval here also by the Local Planning Authority in writing of an amended layout and full engineering details to provide for:-
 - a) the construction of the proposed parking and access areas to include drainage and lighting.
 - b) measures to encourage clockwise one way drive circulation and measures to deter the use in the reverse direction.

The development thereafter shall not be first occupied prior to the introduction of the same in accordance with the details approved by the Local Planning Authority.

- 5 CD04Y SAMPLE STONWORK PANEL
- 6 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 7 CD13 WINDOW FRAME MATERIALS ... painted timber
- 8 CD05 REVEALS: MM ... 35

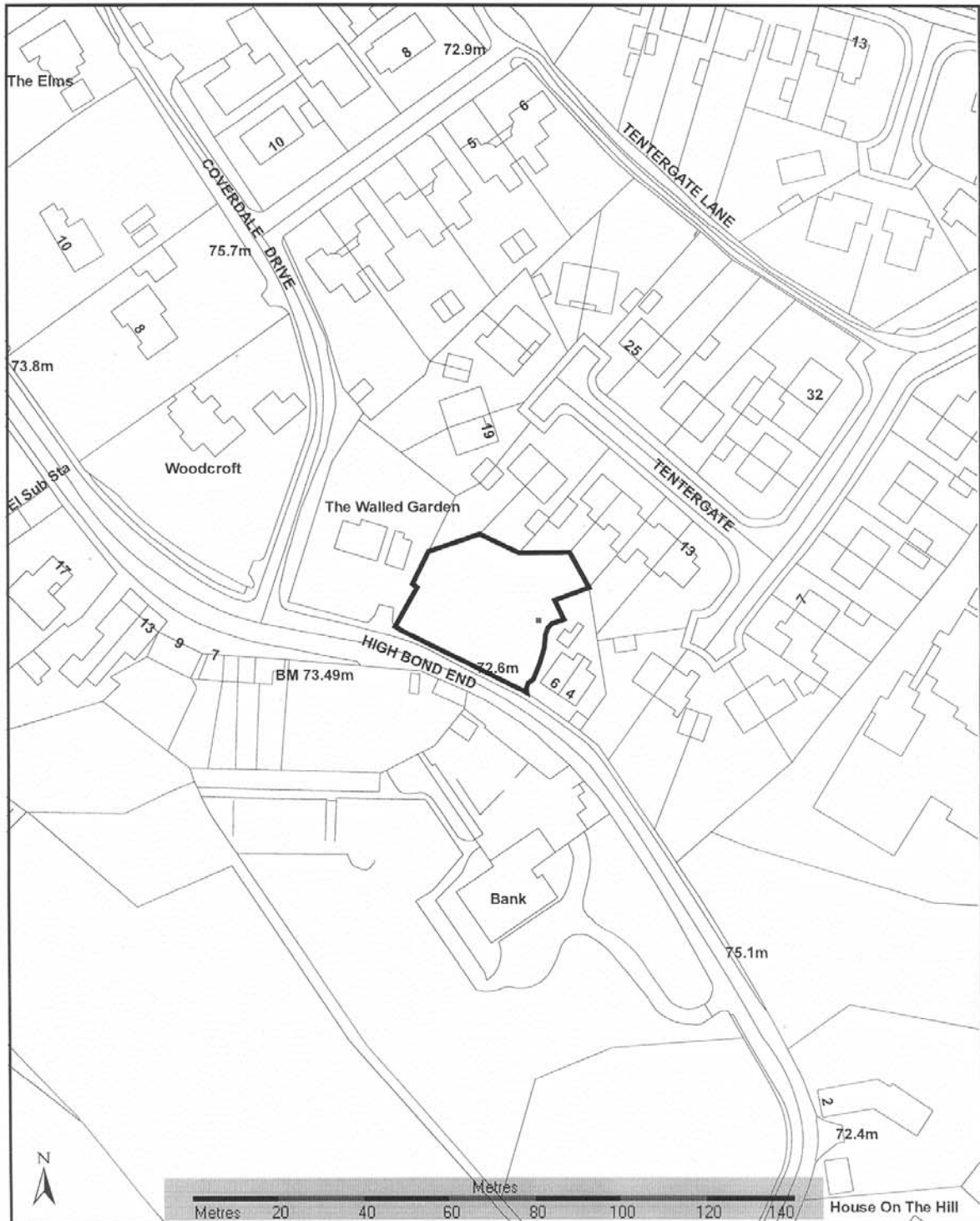
- 9 A detailed scheme for landscaping, including the planting of trees and/or shrubs and the use of surface materials shall be submitted to the Local Planning Authority and no development shall take place until the Local Planning Authority have approved a landscaping scheme; such scheme shall specify materials, species, tree and plant sizes, numbers and planting densities, and the timing of implementation of the scheme, including any earthworks required. The approved scheme shall be implemented at the first available planting season following commencement of the development.
- 10 CL04 REPLANTING IF ANY TREES/SHRUBS DIE
- 11 CL03X PROTECTION OF RETAINED TREES
- 12 CB15 APPROVAL OF DISPOSAL OF FOUL AND S W
- 13 CI02Y PD REST,NO EXTNS,GRGS&ROOF/DORMER WINDS
- 14 The bathroom and ensuite bathroom window to the north elevation of the dwellings hereby approved shall be obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent and that level of obscure glazing shall be maintained at all times.
- 15 The gallery area above the dining room, shall not be utilised as a habitable room or viewing area, nor shall a floor be installed within that area.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 HW18R ROAD SAFETY REQUIREMENTS
- 4 HWH35R ROAD SAFETY REQUIREMENTS
- 5 CD04YR CONFORM TO REQUIREMENTS OF LOCALITY
- 6 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 7 CD13R VISUAL AMENITY
- 8 CD05R VISUAL AMENITY
- 9 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 10 CL04R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 11 CL03XR SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 12 CB15R TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 13 CI02YR PROTECT VISUAL AMENITY
- 14 In order to provide a degree of privacy for residents of the adjoining properties.
- 15 In order to provide a degree of privacy for residents of the adjoining properties.

INFORMATIVES

- 1 This development is subject to a Planning Obligation made under Section 106 of the Town and Country Planning Act 1990.



Harrogate
BOROUGH COUNCIL

Department of Development Services
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AREA 2 DC COMMITTEE

Item No. 6

App No./Case No.	6.100.1629.H.FUL	05/02046/FUL
Scale (at A4 size)	1:1250	Site area 0.097 ha
Drawn	MDTT	Date 21/06/2005
		Site boundary <input type="checkbox"/>