

HARROGATE BOROUGH COUNCIL

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

DATE: 21 June 2005

PLAN: 10	CASE NUMBER: 05/01369/FUL
APPLICATION NO. 6.78.25.C.FUL	GRID REF: EAST 438913 NORTH 460913
	DATE MADE VALID: 19.04.2005
	TARGET DATE: 14.06.2005
	WARD: Claro

APPLICANT: Mr And Mrs A Roberts

AGENT: Richard Powers

PROPOSAL: Erection of 1 detached dwelling, conversion of outbuildings to form detached double garage and formation of new vehicular access (site area 0.053ha).

LOCATION: Roselea Arkendale Knaresborough North Yorkshire HG5 0QU

REPORT

SITE AND PROPOSAL

The site comprises the side/rear garden of Roselea and is clearly located within the village of Arkendale. There are existing dwellings to the north, south and west of the site. The dwelling known as Roselea has an aspect which faces east, south and west although the principal aspect is the southern elevation, which faces towards the application site which is part of the side/rear garden. The southern boundary of the site abuts the dwelling known as The Old Post Office. There are no windows in side elevation of the Old Post Office facing the site. The site slopes gently down to the east. The joint boundary with the Old Post Office is a fence and hedge approximately 1.5m high. The joint boundary with Roselea and Badgers Close is a 2/3m hedge. There is a brick, rubble and stone outbuilding along the road frontage. The dwellings in the immediate area are a mixture of materials of red brick, render, pantiles and blue slate. There is a small cul-de-sac of modern dwellings immediately opposite the site.

This is a full planning application for the erection of a detached dormer bungalow and the conversion of the outbuilding along the site frontage form a detached garage. A new access with internal turning facilities will be formed in-between the garage/outbuilding and the side of the Old Post Office. The dwelling will be constructed of bricks and tiles.

MAIN ISSUES

1. Principle.
2. Impact on Residential Amenity. Design and the Streetscene.
3. Open Space.

4. Highways.

RELEVANT SITE HISTORY

Extension to Roselea approved May 2005.

CONSULTATIONS/NOTIFICATIONS

Parish Council

Arkendale

Highway Authority

That permission be granted subject to conditions.

DLAS - Open Space

Commuted sum of £607.00 allocated to Moor Lane verges and Stanley Cricket Club.

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 01.06.2005

PRESS NOTICE EXPIRY: 27.05.2005

REPRESENTATIONS

ARKENDALE PARISH COUNCIL - Does not object or support the application but the vehicular access should not touch the trees planted on the grass verge. The dwelling to be built in sympathetic materials.

OTHER REPRESENTATIONS - Objection from A & J Stokes The Old Post Office Moor Lane. House appears extremely large for the site. Modern design. Any development should fit in with the character of surrounding houses and there is no indication that this house does. It should be more cottage like with small paned windows. Any planning permission should reinforce the requirements of the Party Wall Act 1996.

VOLUNTARY NEIGHBOUR NOTIFICATION - The applicant notified the owners of Roselea, The Old Post Office, 16, 18 and 20 Moor Lane on the 21 March 2005 of the application.

RELEVANT PLANNING POLICY

- PPS1 Planning Policy Statement 1: Delivering Sustainable Communities
- LPH01 Harrogate District Local Plan (2001, as altered 2004) Policy H1: The Housing Requirement
- LPH06 Harrogate District Local Plan (2001, as altered 2004) Policy H6: Housing developments in the main settlements and villages
- LPHX Harrogate District Local Plan (2001, as altered 2004) Policy HX: Managed Housing Site Release
- 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
- PPG3 Planning Policy Guidance 3: Housing
- LPR04 Harrogate District Local Plan (2001, as altered 2004) Policy R4: Open Space Requirements for New Residential Development

ASSESSMENT OF MAIN ISSUES

1. PRINCIPLE. - The site lies within the village of Arkendale and there are dwellings to the north, south and west of the site. The site falls within classification B, that is, "smaller villages" within Local Plan Policy H6. The erection of residential development on the site would be acceptable in land use terms subject to various criteria in particular the site would be within the development limits, is appropriate to the form and character of the settlement and provides a satisfactory level of residential amenity. The site is currently part of the front/rear garden of Roselea and is therefore a brownfield site. However in reaching a decision on the application the size of the site, the potential impact on the living conditions of the adjacent residents and the character of the area must be taken into account as well as the context of surrounding development. Subject to these considerations the development would accord with Policies H6 and HX and advice in PPG3.

2. IMPACT ON RESIDENTIAL AMENITY. DESIGN AND THE STREETSCENE. - The proposed dwelling would align with the rear of the Old Post Office and Roselea and would therefore be set back from the main street by approximately 15m. The main aspect of Roselea is the southern elevation facing towards the front garden/turning area in front of the proposed dwelling. The plans indicate that a 1.8m fence will form the joint boundary with Roselea. The fence will ensure reasonable privacy for the rear garden of Roselea and the new dwelling. There are no windows in the side elevations of the proposed dwelling and the aspect of the new dwelling will be east/west, thereby minimising any overlooking of the rear gardens of Roselea and the Old Post Office. However it should be noted that there will be some loss of privacy in terms of overlooking and overbearing of Roselea from the new dwelling, and conversely there will be overlooking and overbearing of the new dwelling. The distance from Roselea to the new dwelling would be approximately 8m at the nearest point and it is considered that the juxtaposition of the new dwelling with Roselea will have a detrimental impact on the living conditions of the residents and the proposal cannot therefore be supported. Similarly the proposed dwelling will have some impact on the living conditions of the residents of the Old Post Office in terms of overbearing, overshadowing and overlooking. The distance from the Old Post Office to the new dwelling would be approximately 3m at the nearest point, but there are no windows in the gable end facing towards the Old Post Office. The main aspect of the Old Post Office is west, south and east. The height of the proposed dwelling will be 7m to the ridge and it is therefore considered that the new house in this location cannot be supported. It is also considered that the size of the proposed dwelling is large and it would be an overdevelopment of the site which would have an adverse impact on the living conditions of the residents on either side of the site.

The proposal is for a modern new dwelling within this older part of Arkendale village and it is considered that this particular proposal would not sit comfortably in this particular location in terms of the design and materials and would therefore not blend in with the form and character of this part of the village. The proposed development cannot therefore be

supported.

The retention and refurbishment of the outbuilding at the front of the site would improve the visual appearance of the street scene.

It is therefore concluded that the proposed development would not be in accordance with Policies H6, HD20 and A1.

3. OPEN SPACE. - The applicant has signed the unilateral undertaking in relation to the commuted sum for a contribution to open space within the locality in accordance with Policy R4.

4. HIGHWAYS. - The Highway Officer recommends that permission be granted subject to conditions. There are therefore no highway reasons to oppose the application.

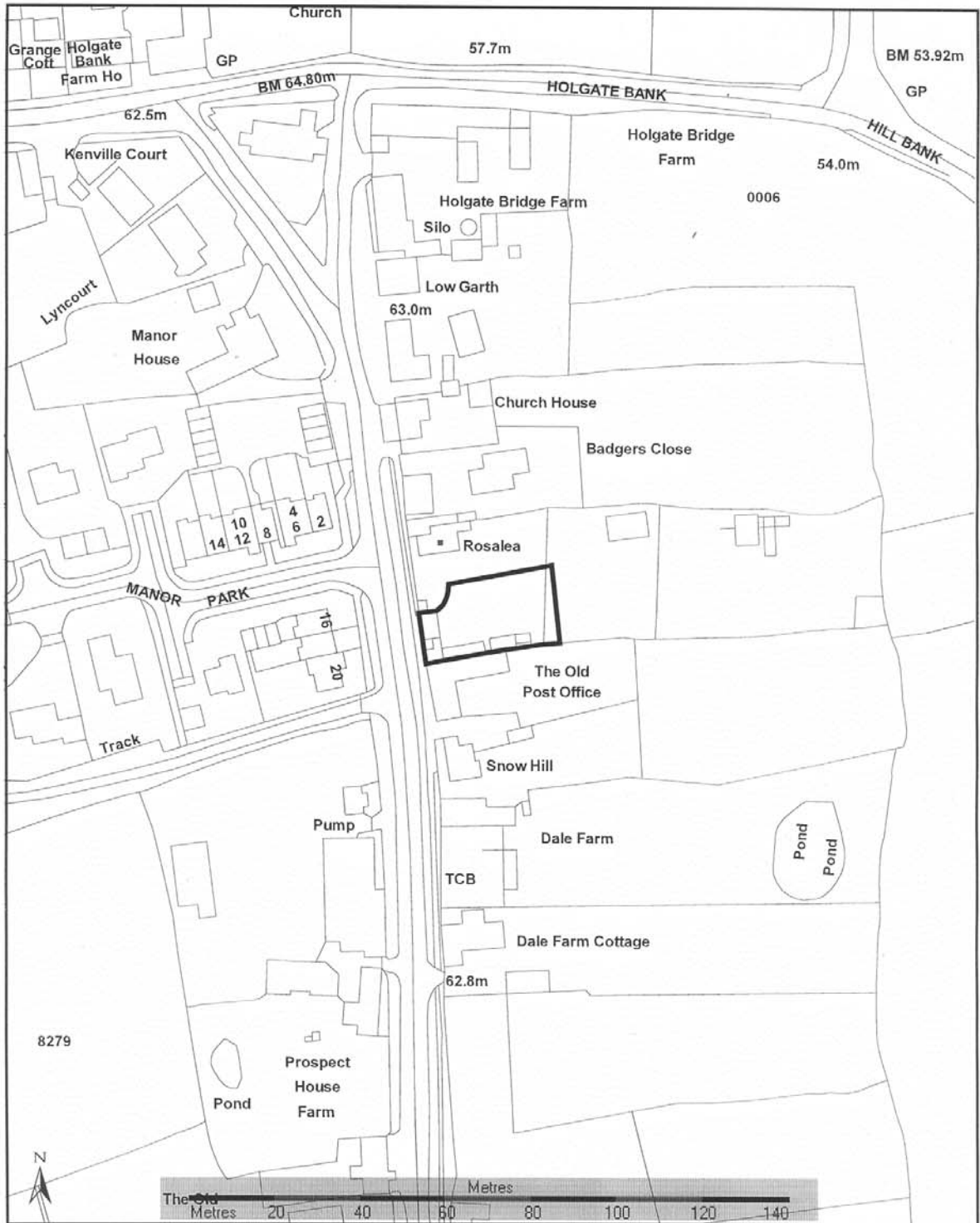
CONCLUSION - It is therefore recommended that permission be refused.

CASE OFFICER: Phil Jewkes

RECOMMENDATION

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

- 1 It is considered that this modern designed dwelling would not sit comfortably within the street scene of this particular part of the village which is characterised by older dwellings and to allow the development would be contrary to Harrogate District Local Plan Policies A1 and HD20.
- 2 The juxtaposition of the proposed dwelling in relation to Roselea and the Old Post Office on either side of the site and the erection of this large 4 bedroom chalet style dwelling would be an overdevelopment of the site which would have an adverse impact on the living conditions of the residents on either side in terms of overbearing, overshadowing and overlooking which would be contrary to Harrogate District Local Plan Policies A1, H6 and HD20.



Harrogate
BOROUGH COUNCIL

Department of Development Services

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Harrogate Borough Council 1000 19628 2005.

AREA 2 DC COMMITTEE

Item No. 10

App No./Case No. 6.78.25.C.FUL 05/01369/FUL

Scale (at A4 size) 1:1250 Site area 0.053 ha Site boundary

Drawn MDTT Date 21/06/2005