
Minute 6/05(03)

**CASE NUMBER:
05/01920/FUL**

GRID REF: EAST 432588 NORTH 449119

APPLICATION NO.: 6.141.157.A.FUL

LOCATION:

Tremain Barrowby Lane Kirkby Overblow Harrogate North Yorkshire HG3 1HQ

PROPOSAL:

Erection of 1 replacement detached dwelling (Site Area 0.11ha).(Revised Scheme)

APPLICANT: Mr And Mrs G Kilroy

The Committee were minded to APPROVE this application on the following basis:-

1. It is not considered that the proposed dwelling, by reason of its increased mass, height and bulk would result in harm to the openness and visual amenity of the Green Belt, and therefore accords with Policy GB4 of the Harrogate District Local Plan and PPG 2.
2. A condition to be imposed to exclude the rooflights from the proposed design and to replace them with velux windows in order to lower the roofline. It is considered that the raising of the roof by 1 metre does not have an adverse effect upon neighbouring properties, neither does the proposed footprint of the new dwelling.
3. Approval to be dependent upon the permitted development rights being removed; and

It be DEFERRED for further consultation with the CM(P), Chief Solicitor and (if appropriate)

DF and brought back to another meeting of the Committee for decision.

(Mr R Henderson (objector) and Mr A Rollinson (agent) attended the meeting and spoke to the item under the Council's Opportunity to Speak Scheme).

(UNANIMOUS DECISION)