
Minute 6/05(09)

**CASE NUMBER:
05/01969/FUL**

GRID REF: EAST 438561 NORTH 453473

APPLICATION NO.: 6.123.5.D.FUL

LOCATION:

Hillcrest Knaresborough Road Little Ribston Wetherby North Yorkshire LS22 4ET

PROPOSAL:

Erection of detached dwelling with detached double garage (revised scheme, site area 0.095ha).

APPLICANT: Mr & Mrs D Lucking

REFUSED. Reason(s) for refusal:-

- 1 It is considered that the proposed development in such close proximity to Hillcrest and Old Tom's Cottage would, by reason of overlooking, overshadowing, overbearing and the noise and disturbance that would be generated from the use of the access drive, result in an unacceptable detrimental impact on the living conditions of existing and future residents. The development would be contrary to Harrogate District Local Plan Policies H6, HD20, and A1.
- 2 It is considered that this proposed large house in this particular location would be out of character with the area and have a detrimental impact on the street scene contrary to Harrogate District Local Plan Policies A1 and HD20.
- 3 Clear visibility of 90m cannot be achieved along the public highway in either direction from a point 2m from the carriageway edge measured down the centre line of the minor access road and consequently the traffic generated by the development would be likely to create conditions prejudicial to highway safety contrary to Harrogate District Local Plan Policies T2 and A1.

(Mr M Cook (agent) attended the meeting and spoke to the item under the Council's Opportunity to Speak Scheme).

(UNANIMOUS DECISION)