

## HARROGATE BOROUGH COUNCIL

### DISTRICT DEVELOPMENT SUB - COMMITTEE – AGENDA ITEM 6: LIST OF PLANS.

DATE: 24 November 2005

<b>PLAN:</b>	<b>CASE NUMBER:</b>	05/03819/FUL
<b>APPLICATION NO.</b> 6.120.7.D.FUL	<b>GRID REF: EAST</b>	427255 <b>NORTH</b> 453452
	<b>DATE MADE VALID:</b>	25.08.2005
	<b>TARGET DATE:</b>	20.10.2005
	<b>WARD:</b>	Washburn

#### VIEW PLANS AT:

**APPLICANT:** Mr A Hillas

**AGENT:** Mr D Hallett

**PROPOSAL:** Erection of replacement detached dwelling with garage and stable (site area 0.24ha)

**LOCATION:** Woodside Farm Otley Road Beckwithshaw Harrogate North Yorkshire HG3 1QL

#### REPORT

This application was considered by the Planning Committee on 1 November 2005, when Members were minded to grant planning permission contrary to the planning officers' recommendation. As this decision was contrary to an objective policy in the Local Plan (Policy H20), consideration was referred up to the District Development Sub-Committee.

#### SITE AND PROPOSAL

Woodside Farm is located about 1km outside Harrogate on the Otley Road (B6162). The red brick farmhouse is of a suburban design and fronts onto the road, behind a front garden and roadside hedge. A drive leads directly off the main road and leads to former farm buildings to the rear of the house. A hedge, including mature oak trees, lines the east boundary to the site. The west boundary is marked by a post and rail fence, with open fields beyond.

To the rear of the house are two single storey red brick buildings with asbestos sheet roofs, set in parallel with a covered yard between them. The sheds measure 19m long, 6m wide and 4.5m to ridge height. A modern barn and lean-to extension are attached to the rear of the buildings.

The site is quite well screened by the roadside hedgerow and trees to the east, but appears quite prominent in views from the west.

It is proposed to demolish all existing buildings on site, including the dwelling, and erect a replacement dwelling with associated stables and garage.

The proposed dwelling would be built to the rear (north) of the plot, on the site of the two brick buildings, and would be aligned west-east. An 'L'-shaped stable block and garage would be built to the front of the site, with a ménage to the front. While the house, stables and garage would be separate buildings, the gaps between them would be roofed over. The three buildings would therefore form a 'U'-shaped enclosure around a central drive. The buildings would be in stone and render with slate roofs.

The applicant has submitted an illustration of how the proposed building would appear on site, and this is included at **Appendix 1**, together with two letters from the applicant's planning agent.

## **MAIN ISSUES**

1. Policy
2. Landscape Impact

## **RELEVANT SITE HISTORY**

6.120.7.A.FUL - Conversion & extension of existing stable blocks to form 2 No. dwellings, erection of 2 No. double garages with stores, 1 No. single garage, two-storey side & single storey rear extension to farmhouse & extension to domestic curtilage (site area 0.26ha).  
Withdrawn 15.07.2003

6.120.7.B.FUL - Conversion, including demolition, of existing outbuildings to form 2 No. dwellings, erection of 2 No. detached double garages with stores, and alterations to vehicular access. (site area 0.095ha)(revised scheme). Refused 09.02.2004 for the following reason:

*'The buildings proposed for conversion are utilitarian in appearance and materials of construction, and do not make a positive contribution to the character and appearance of the countryside, which is identified in the Local Plan as a Special Landscape Area. The proposed development would perpetuate the buildings in the landscape, and have an adverse impact on the character and appearance of the Special Landscape Area, contrary to Local Plan Policies C9 and C16.'*

6.120.7.C.FUL - Erection of 2-storey side extension and single storey rear extension to form granny annex, and extension to domestic curtilage (revised scheme). Granted 03.11.2003

## **CONSULTATIONS/NOTIFICATIONS**

### **Parish Council**

Beckwithshaw

### **Environment Agency**

No comments

### **Environmental Health**

No objections but wish to seek safeguards relating to capacity and location of septic tank

## **Housing Department**

No comments received

## **Highway Authority**

No objection to replacement of one dwelling with one new dwelling

## APPLICATION PUBLICITY

**SITE NOTICE EXPIRY:** 07.10.2005

**PRESS NOTICE EXPIRY:** 07.10.2005

## REPRESENTATIONS

**HAVERAH PARK & BECKWITHSHAW PARISH COUNCIL** - Does not wish to object to or support the application but wishes to make the following comments.

The siting of the garage and car port appears to present difficult access and should be re-sited.

Parish Council are disappointed in the quality of drawings present (sic), as they don't highlight the aesthetics of the proposed build.

**OTHER REPRESENTATIONS** - No comments received.

**VOLUNTARY NEIGHBOUR NOTIFICATION** - None undertaken.

## RELEVANT PLANNING POLICY

PPS1 Planning Policy Statement 1: Delivering Sustainable Communities

PPS7 Planning Policy Statement 7: Sustainable Development in Rural Areas

LPC09 Harrogate District Local Plan (2001, as altered 2004) Policy C9: Special Landscape Areas

LPH20 Harrogate District Local Plan (2001, as altered 2004) Policy H20: Replacement Dwellings in the Countryside

LPHD20 Harrogate District Local Plan (2001, as altered 2004) Policy HD20: Design of New Development and Redevelopment

LPA01 Harrogate District Local Plan (2001, as altered 2004) Policy A1: Impact on the Environment and Amenity

## **ASSESSMENT OF MAIN ISSUES**

**1. POLICY** - Local Plan Policy H20 permits the replacement of existing dwellings in the open countryside provided the following criteria are met:

**A) The new dwelling is located on the site of, or close to, the existing dwelling to be cleared.**

The proposed dwelling would be located on the site of the former farm buildings to the rear of the existing house. The proposed garage and stable block would be located on the site

of the existing house. This arrangement is considered to be acceptable, as all the proposed buildings will be within the envelope of existing buildings.

**B) The new dwelling is no larger than the existing dwelling.**

In November 2003 planning permission was granted for the extension of the existing house (Ref 6.120.7.C.FUL). The ground floor area of the existing house is about 72 square metres. The approved extension would take the ground floor area up to 106 square metres; an increase of about 48%. This is in accordance with Policy H16, the justification to which states that extensions to dwellings in the countryside of more than 50% of the ground floor area will not normally be permitted. The approved extension has not yet been built.

The proposed replacement dwelling would represent an increase of more than 60 square metres on the ground floor area of the existing house if extended. This represents an increase of about 55% on the approved dwelling, or an increase of 129% on the existing dwelling. Such an increase would clearly be contrary to this part of Local Plan Policy H20.

In the letter dated 18 October 2005 (**Appendix 1**), the applicant argues that the approved dwelling has a total floorspace of 212 square metres, and the proposed dwelling a total floorspace of 290 square metres. This calculation is based on the ground and first floors of the approved/proposed dwellings, and represents an increase of 36%. Although this is less than the 55% increase calculated above, it is still considerably larger, and contrary to this part of Policy H20.

**C) The new dwelling has satisfactory access arrangements.**

The proposed dwelling would be served by the existing access which has served the farmhouse and farm buildings. The Highway Engineer has no objection to the proposed development.

**D) The new dwelling is of a design which in terms of scale, mass, materials and architectural detail is sympathetic to the local vernacular.**

The existing house on this site is of a non-vernacular design and of no great architectural merit. The proposed house would use more traditional detailing and materials. However, the proposed dwelling would be of a much larger scale than the existing, even taking into account the approved extension. The proposed dwellings therefore not considered to be of a scale which is sympathetic to the vernacular.

**E) The new dwelling is sited to preclude retention of the existing dwelling or there is a condition or legal obligation to ensure its demolition on completion of the new dwelling.**

The proposed outbuildings would be partly on the site of the existing dwelling such that it would preclude the retention of the existing house.

**F) The existing dwelling is not a listed building.**

The existing building is not listed.

In summary, the proposed dwelling is considered to be contrary to Policy H20, in particular clauses B) and D).

The site is within Oak Beck Valley Special Landscape Area where Local Plan Policy C9 states that the Council will give long-term protection to the high quality landscape. Within such areas new development which would have an adverse impact on the character of the landscape or the landscape setting of Harrogate will not be permitted. Where development is permitted, high standards of design and measures to mitigate the impact of development will be required. The landscape impact of the proposed development is considered below.

**2. LANDSCAPE IMPACT** - The existing dwelling is of a suburban design and appears incongruous in the landscape. In principle, there would be no objection to the replacement of this dwelling with a dwelling of a more traditional design. Furthermore, the outlying agricultural buildings to the rear of the house also detract from the landscape, and it is considered that the replacement of these buildings with more traditional domestic outbuildings would be acceptable in principle.

The present group of buildings is quite prominent in the landscape from the approach from Beckwithshaw to the west. The roadside hedges and trees to the east help to partially screen views in other views. Nonetheless the present group of buildings is considered to detract from the character and appearance of the Special Landscape Area. The removal of the existing buildings and the erection of a replacement dwelling has the potential to enhance the landscape, with the use of more traditional design and materials. However, while the proposed development would bring about the removal of the present unsightly buildings, it is considered to have negative impacts of its own.

The proposed development would present a continuous line of built development across most of the site, and this would appear equally prominent in the landscape as the existing buildings. The form of development, with its enclosed courtyard, would ensure that parked cars and domestic paraphernalia were hidden behind the built form. However, when viewed from the western approach the development would stretch across the whole width of the plot, with an enlarged residential curtilage to the rear (north) of the buildings. The result of this would be the domestication of the strip of land which is considered to detract from the landscape of the Special Landscape Area contrary to Local Plan Policy C9.

Amended plans show a reduced domestic curtilage, extending about 3 metres to the rear (north) of the proposed dwelling. This would leave a gap of about 20m to the end of the field. Nonetheless, the proposed development, by reason of the extent of the proposed domestic buildings and curtilage, is considered to harm the landscape of the Special Landscape Area contrary to Local Plan Policy C9.

**CONCLUSION** - The principle of a replacement here is acceptable according to Local Plan Policy H20. However the proposed dwelling is considered to be over-large, contrary to Local Plan Policy H20. Furthermore, the proposed domestic curtilage is considered to be too extensive, and to harm the character and appearance of the Special Landscape Area, contrary to Local Plan Policy C9.

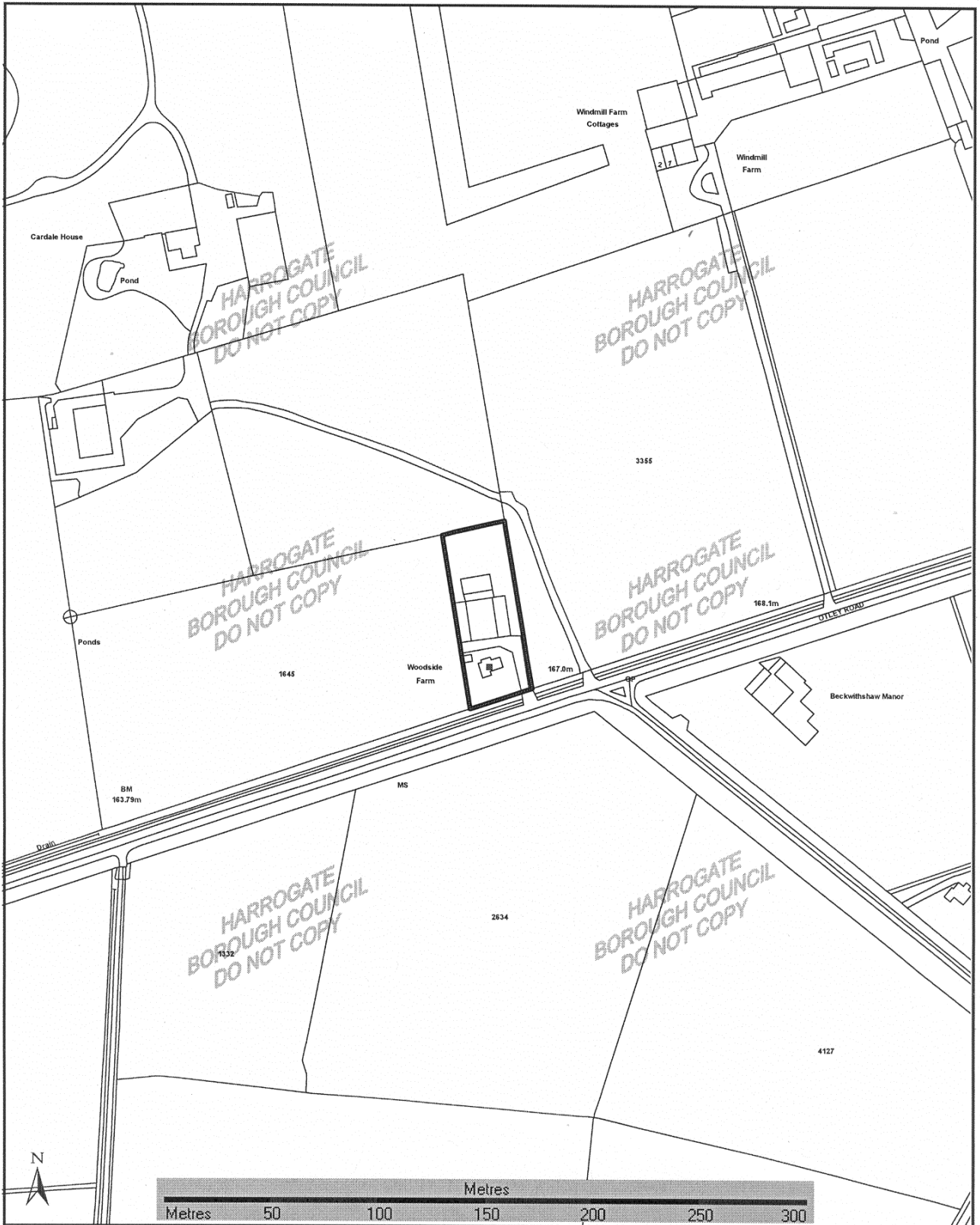
**CASE OFFICER:**

Mr M Williams

## RECOMMENDATION

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

- 1 The proposed replacement dwelling would be larger than the existing dwelling, with subsequent harm to the landscape, contrary to Local Plan Policies H20 and A1.
- 2 The proposed development would, by reason of the extent of the domestic curtilage, harm the character and appearance of the Special Landscape Area, contrary to Local Plan Policy C9.



*Harrogate*  
BOROUGH COUNCIL

**Department of Development Services**

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**DISTRICT DEVELOPMENT SUB-COMMITTEE**

Item No. 1

App No./Case No. 6.120.7.D.FUL 05/03819/FUL

Scale (at A4 size)

1:2500

Site area 0.24ha

Site boundary

Drawn

MDTT

Date

24 NOV 2005

