
* Town and Country Planning * Urban Regeneration *

J. O. Steel Consulting

3, Rockwood Drive,
Skipton,
North Yorkshire,
BD23 1NF.
Tel 01756 701239 Fax: 701239
Mobile 1: 07989 584445
Mobile 2: 07989 584446
Email: steel.consulting@btinternet.com

1 August 2005

**DIRECTOR OF TECHNICAL SERVICES
HARROGATE BOROUGH COUNCIL
DEPARTMENT OF TECHNICAL SERVICES
KNAPPING MOUNT
WEST GROVE ROAD
HARROGATE
HG1 2AE**



Dear Mr Fitzgerald,

PLANNING APPLICATION WOODSIDE FARM OTLEY ROAD BECKWITHSHAW

On Friday 29th July, a formal application for this proposed development was lodged with the Council on behalf of the landowner by Mr D Hallet.

The form and content of the application has been assisted by a number of informal discussions with Mr Williams. This process commenced in November of last year, and culminated in a meeting on 19th July. Following that meeting further drafts were sent to Mr Williams, and the scheme now lodged represents a further reduction in the size of the proposed dwelling as advised by Mr Williams.

Throughout these informal discussions, Mr Williams has emphasised the importance of policies H 20 and C 9, and the whole of the joint endeavours has been to reconcile the reasonable aspirations of the client to the requirements of these policies.

I suggest that the application as submitted now achieves compliance with these policies bearing in mind the existing dwelling, the permission to extend it, and the other buildings that exist on the site.

Policy H 20 contains six tests and it is submitted that the application complies with each of them.

The site plan shows how the proposed house relates to the existing one, indeed the garage and stable block sit directly over the existing dwelling. (H20 A)

The size of the dwelling has been progressively reduced from initial concept to achieve reasonable compliance with H 20 B, given the site circumstances as outlined in the paragraph above, and the foot print of what is now lodged.

There is no conflict with H 20 C as the access already exists and the proposed layout makes ample provision for vehicles to be able to turn within the site and leave in a forward gear.

A great deal of thought has been given to the design, including using punctuation from nearby properties to which direction was given by Mr Williams. There is variation to the scale of the various elements proposed, and the two-storey element has modulation,

which adds interest to the composition as a whole. Stable, garage and dwelling are linked by connecting roofs, which have the effect of uniting the elements, but because of the site arrangement, the building is not over dominant as the elevations are in different planes. In terms of fenestration, details and materials, a traditional approach has been adopted. (H20 D)

The site plan clearly shows that if this scheme is implemented, the existing dwelling cannot be retained. (H 20 E)

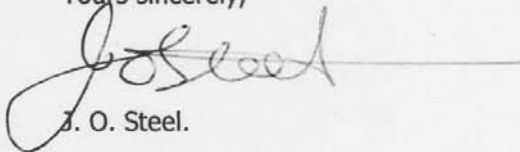
None of the existing buildings are listed (H20 F).

A comparison between what exists on site at the present time to what is proposed, will, by any analysis, demonstrate that the proposal represents a high quality development to be constructed from traditional materials, and the outcome will be a significantly enhanced landscape. Therefore, I suggest that the development fully complies with Policy C9.

I should be grateful if you would take the foregoing into account when considering the application.

Whilst Mr Hallett is acting as agent on the application, he is away on holiday until 19th August. Therefore, while he is absent if there are matters arising, please let me know, so that they may be addressed without any delay.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'J. O. Steel', followed by a horizontal line extending to the right.

J. O. Steel.

PROPOSED BUILDINGS SUPER-IMPOSED ONTO EXISTING.

APPENDIX I



J. O. Steel Consulting

3, Rockwood Drive,
Skipton,
North Yorkshire,
BD23 1NF.
Tel 01756 701239 Fax: 701239
Mobile 1: 07989 584445
Mobile 2: 07989 584446
Email: steel.consulting@btinternet.com

18 October 2005

**DIRECTOR OF TECHNICAL SERVICES
HARROGATE BOROUGH COUNCIL
DEPARTMENT OF TECHNICAL SERVICES
KNAPPING MOUNT
WEST GROVE ROAD
HARROGATE
HG1 2AE**

Dear Mr Fitzgerald,

PLANNING APPLICATION WOODSIDE FARM OTLEY ROAD BECKWITHSHAW

I write further to my letter dated 1st August, and to the meeting that the applicant, his architect and myself had on 14th October with Mr Williams. We were grateful to Mr Williams for explaining the current assessment of the application. Briefly, as we understand the position, the application will be recommended for refusal, as although the application is regarded as satisfactory in all other respects it is considered to be at variance with element B of policy H20, which requires any new dwelling not to be larger than the existing one.

In order to assist consideration of the application in the context of this policy element it may be helpful if the applicants understanding of the various floor areas are set out.

The existing red brick dwelling has a floor area of 134.5m

In addition it has a planning approval to be extended to **212m²** of floor area .

There are four elements to the proposals - 290m² of living accommodation

- 29m² of garage
- 61m² of stabling

This give a total proposed area of **380m²**.

However, there are already on site, in addition to the dwelling and it's approved extension :

- two brick stables of	180m ²
- a central barn of	250m ²
- a lean to dutch barn	50m ²
- a dutch barn	102m ²
- total	582m²

During our discussions, Mr Williams understood that of these buildings, if the site were not redeveloped, and all existing buildings demolished, that the brick built stables could be the subject of pressure for a further change of use to residential.

It should be appreciated that the applicant's proposals clear the site of **794 m²** of existing buildings. Obviously the approved extension to the existing house would not be built. The replacement buildings extend to 380m² , a **reduction** in excess of **50 %**. There is a plan attached to this letter, which indicates the footprint of all existing buildings, and those proposed by the application so that the contrast can be readily understood. In considering the application please bear in mind the decisions that the Committee took in the case of Yew Tree Cottage at Pannal. In that case, notwithstanding the provisions of part B of Policy H20, the Committee granted planning permission for a dwelling considerably larger than what existed, (290m² vs 211m²) taking into account other non residential buildings that were on the site at that time. The photograph enclosed with this letter offers a visual understanding of the existing buildings that would be replaced by the implementation of the application proposals. Approval of this application would be perfectly consistent with the decision made at Yew Tree Cottage. When compared to the decisions made on the nearby Fairfield House where the same polices apply, where in total 709m² of new build has been approved, these proposals can only be assed as modest and proportionate.

By reference to other applicable polices relating to Special Landscape Areas it is submitted that the outcome will be an enhancement to the locality and the design offered will be supportive of policy C 9 ii). Substantial weight can be attributed to the benefits to this significant policy area that the proposed development will achieve. Finally it should be appreciated the design of the house and the quantum of accommodation requested has a direct relationship to the applicants family needs, and the home working undertaken by the applicant.

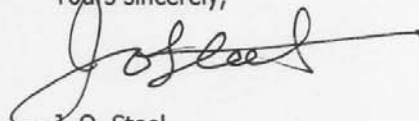
Conclusion

No better conclusion to this submission can be offered other than to quote from the corresponding section of the officer report dealing to Fairfield House (01/01721/FUL) " Although considerably bigger than the existing dwelling there is no policy objection. The proposal is well screened and will permit the replacement of some unsightly out buildings. On balance it is considered acceptable subject to appropriate conditions " The Committee is requested to view these much more modest proposals in like manner.

Please circulate the content of this letter and attachments with the Committee report, as well as my earlier letter dated 1st August.

I have been requested to address the meeting on behalf of the applicant. Please advise me of the timing and the protocols to be observed at the meeting.

Yours sincerely,



J. O. Steel.

