

Case No. 22/04030/FUL

Item No. 02

Location: Manor Cottage, Shaw Lane, Farnham, North Yorkshire, HG5 9JE

Proposal: Widening of the vehicular access and driveway to the property.

Applicant: Mr S Green

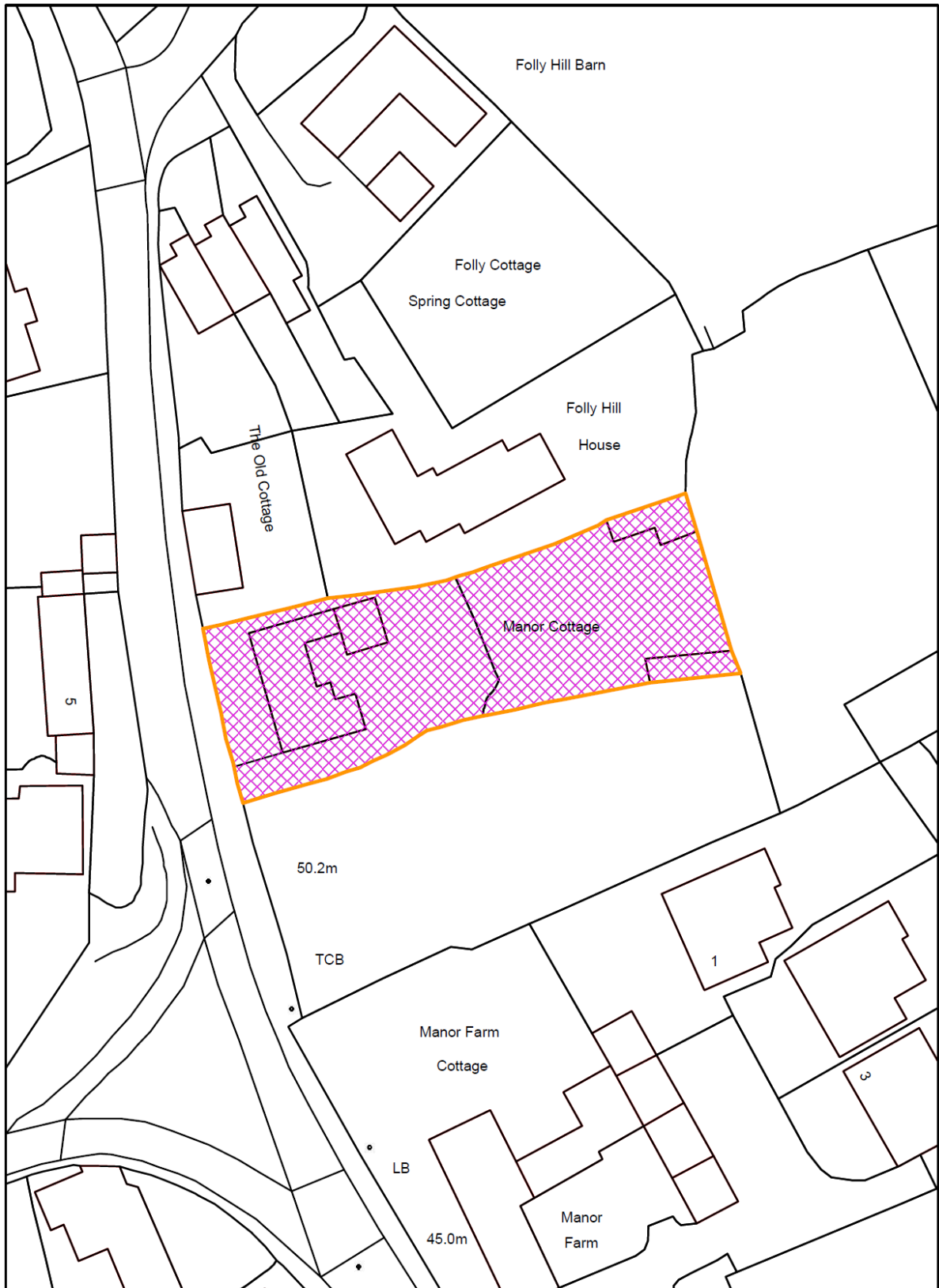
SUMMARY

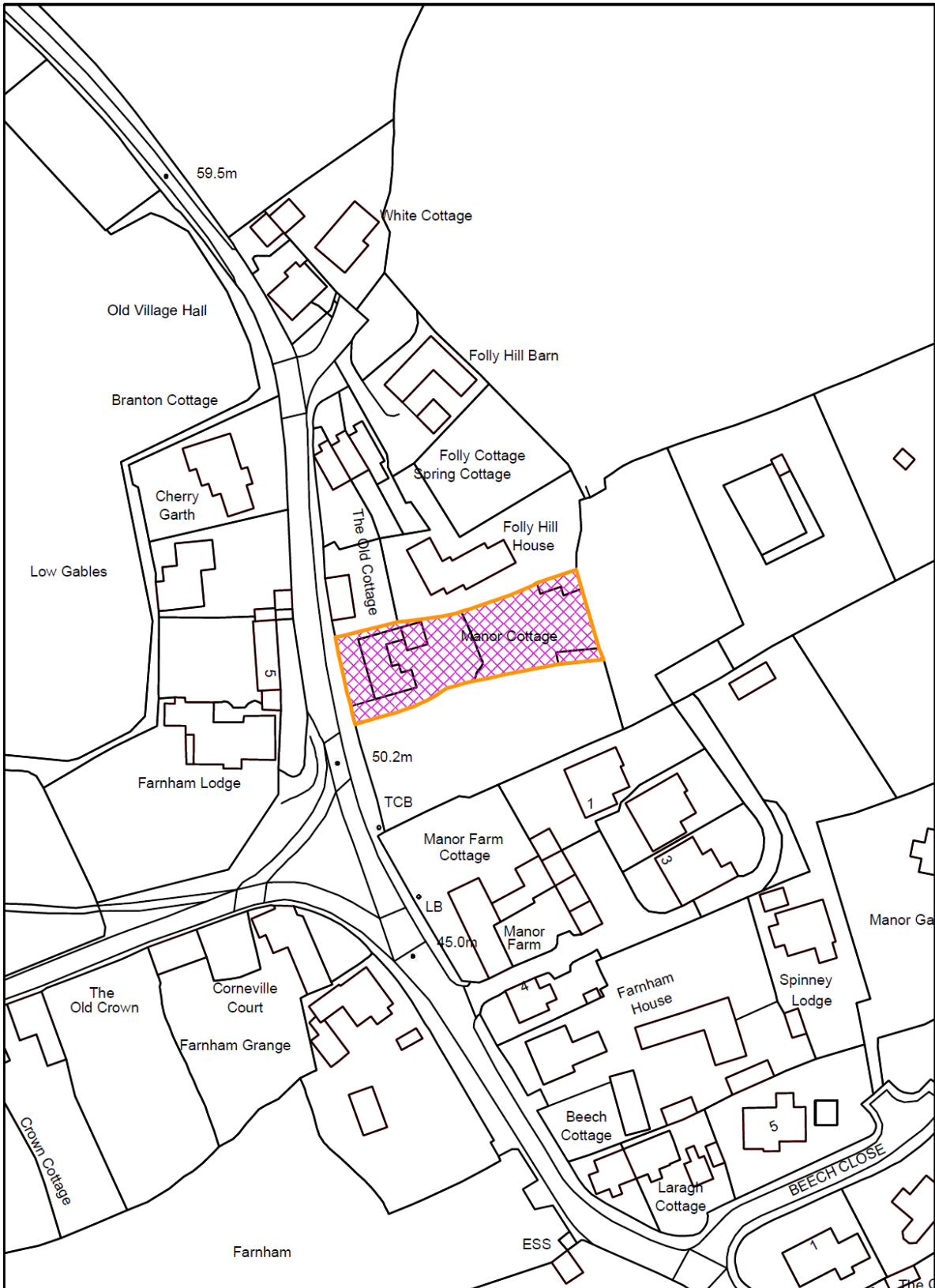
Manor Cottage is a detached dwelling located on Shaw Lane within the Farnham Conservation Area and a Landscape Character Area.

To the south west of the dwelling lies an existing vehicular access point and driveway providing access from the property onto Shaw Lane. The proposal seeks to demolish the existing stone walls within the site and a section the existing stone boundary walls fronting onto Shaw Lane. It is then proposed to relocate the existing stone gate posts to widen the existing access, with the stone walls rebuilt using the stone from the demolished walls in new locations. A timber 5 bar gate is also proposed to be installed across the altered opening.

The proposals will not detrimentally impact the appearance of the host dwelling, character of the surrounding landscape, the setting of the neighbouring heritage asset and will preserve the character and appearance of the surrounding conservation area in accordance with policies NE4, HP2 and HP3 of the Local Plan. The proposals will not unduly harm the amenities of neighbouring properties in accordance with policy HS4 of the Local Plan.

RECOMMENDATION: Approve subject to conditions





1.0 PRELIMINARY MATTERS

1.1 Access to the case file on Public Access can be found here:- [view file](#)

1.2 This application is to be presented to the Planning Committee as the applicant is Councillor Sam Green, who is the elected Harrogate Borough Council member for Wathvale.

2.0 MAIN ISSUES

2.1 The main issues are:

- Background - Site Description and Proposal
- Design and impact on the character and appearance of the host dwelling, setting of neighbouring heritage assets and whether the proposal preserves or enhances the character and appearance of the surrounding conservation area.
- Residential Amenity
- Highway Safety
- Arboricultural Matters
- Drainage

3.0 ASSESSMENT

3.1 Background - Site Description and Proposal

3.2 Manor Cottage is a detached dwelling located on Shaw Lane in Farnham. The site is within Farnham Conservation Area and is located approximately 25m north of the Grade II Listed telephone box at the junction with Stang Lane.

3.3 The dwelling is also located within a Landscape Character Area; No. 69 'East Knaresborough Arable Farmland' of the Harrogate District Landscape Assessment.

3.4 To the south west of the dwelling lies an existing vehicular access point and driveway providing access from the property onto Shaw Lane. The existing

access is flanked by stone gate posts and stone boundary walls. A timber gate sits between the two pillars.

3.5 The proposal seeks to demolish the existing stone walls within the site and a section of the existing stone boundary walls fronting onto Shaw Lane. It is then proposed to relocate the existing stone gate posts to widen the existing access with the stone walls rebuilt using the same stone in new locations to facilitate a widened driveway. A timber 5 bar gate painted white is also proposed to be installed across the altered opening.

3.6 Also proposed is the creation of pedestrian access steps from the widened driveway onto the path leading to the front door of the property. The driveway is proposed to be finished in porous 10mm pea gravel to match the existing driveway surfacing. The verge crossing will be tarmacked.

3.7 Design and impact on the character and appearance of the host dwelling, setting of neighbouring heritage assets and whether the proposal preserves or enhances the character and appearance of the surrounding conservation area.

3.8 Within Conservation Areas, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, requires that special attention is paid in the exercise of planning functions to the desirability of preserving or enhancing the character and appearance of a Conservation Area.

3.9 The predominant boundary features used in and around Farnham are traditional coursed stone walls. Each traditional boundary wall makes a contribution to Farnham's character, but some boundary features are particularly distinctive components of the village scene. Stone and brick walls are typically found as boundaries between private curtilages and the street.

3.10 The boundary walls help to define 'public' and 'private' space and provide a clear, defined edge to street spaces. There are few instances where boundary walls have been demolished or partly demolished, causing the public space to 'bleed' into private space. The character of Shaw Lane would be compromised by the removal of traditional boundary walls. They emphasise the shape of the street space, help to create a sense of enclosure and harmonise with the buildings behind them. Any removal of significant sections of these stone walls should therefore be resisted in the interests of preserving the character and appearance of the conservation area.

- 3.11 In this instance, the proposal seeks to remove a small (c. 2m) section from the approximate 50m length of Manor Cottage's boundary wall, with the existing stone gate posts reinstated in new locations and an appropriately designed traditional timber gate. On the whole therefore, the contribution that the boundary wall makes to the appearance of the dwelling and character and appearance of the conservation area is not considered to be significantly harmed.
- 3.12 The roadways through Farnham are bounded on both sides, and sometimes one side, by grassed verges. The verges are important to the rural character of the village and soften the street scene. A prominent grass verge runs along the boundary of the site with Shaw Lane and the proposal seeks to remove two small sections of this grass verge to facilitate a widened verge crossing and dropped kerb. The areas to be removed are however of very small scale when viewed in the context of the entirety of the grass verges and it is not considered that the proposal would result the loss of a significant section that would harm the character and appearance of the street scene.
- 3.13 The other elements of the proposal are firmly contained within the curtilage of the dwelling and will see the existing walls within the site rebuilt in new locations using the existing stone. This is considered to be appropriate in relation to the appearance of the dwelling.
- 3.14 The amount of garden afforded to each dwelling within the conservation area is an indication of its original status and provides an important context for each building. The infilling of garden space can, in most cases, undermine the Conservation Area's special interest. In this instance however, the extent of garden area to be removed to facilitate the widened driveway is minimal and the character of the curtilage of the dwelling will be retained.
- 3.15 The presence of a Grade II Listed 'K6' Telephone Box approximately 25m to the south of the site has been considered and the proposal assessed against its impact on the setting of this designated heritage asset. On balance, it is not considered that the proposal will adversely impact the setting due to the majority of the works being contained within the curtilage of the dwelling and the elements of the proposal that will be prominently visible in the public realm are of small scale and of appropriate design.
- 3.16 The proposal therefore accords with policy NE4 that seeks to preserve landscape character and policies HP2 and HP3 which require development proposal to protect and where possible enhance the District's heritage assets and reinforce those features that contribute to local distinctiveness.

3.17 Residential Amenity

- 3.18 The proposal seeks to widen an existing vehicular access point to Manor Cottage and to remain serving the dwelling. This access point is located a generous distance away from neighbouring dwellings and the proposal is not considered to adversely impact the amenity of neighbouring properties.
- 3.19 The local parish council have observed that they would be concerned if the application was a precursor to develop any housing on the adjacent paddock. This concern is noted, however the application seeks to retain the access and driveway serving Manor Cottage only and no intensification of use is proposed.
- 3.20 The Parish Council also requested that a condition should be imposed that the application is granted on the basis that it is to provide access to Manor Cottage only. This is noted, however this condition is not considered to be necessary on the basis that the proposal is not seeking any intensification of use. If a planning application were to be received seeking an intensification of use of the existing access point, such as through development of the adjacent land to the south, the local highway authority would be consulted and the impact on highway safety and the amenity of neighbouring properties reconsidered.
- 3.21 The proposal will not adversely impact on the levels of amenity currently afforded to the occupants of neighbouring properties. As such, the proposal is in accordance with policy HP4 of the Local Plan.

3.22 Highway Safety

- 3.23 The Local Highway Authority (North Yorkshire County Council) have been consulted on the proposals and have no objections subject to conditions relating to construction specification, the need to obtain a licence from the Local Highway Authority for the altered access and visibility splays.
- 3.24 These conditions are recommended to be included in any permission granted.

3.25 Arboricultural Matters

- 3.26 An existing Lime Tree lies within close proximity to the existing driveway and is highly visible from Shaw Lane. This prominent tree is therefore considered to contribute to the character and appearance of the conservation area.
- 3.27 The proposal seeks to rebuild the southerly most internal stone wall in closer proximity to this tree. The council's Arboricultural Officer was therefore consulted and has confirmed that they have no objection to the proposal.
- 3.28 The widening of the access has also required the felling of 1no. Cypress Tree which was sited along the northern side of the existing driveway

adjacent to the boundary with Shaw Lane. The felling of this tree was permitted in October 2022 under a Section 211 notification for tree works within a conservation area (Ref; 22/03720/TCON). The felling has since been carried out.

3.29 Drainage

3.30 Surface water on the driveway will be dealt with by porous materials (10mm pea gravel) being used that will allow surface water to soakaway.

4.0 PLANNING BALANCE AND CONCLUSION

4.1 The design and siting of the widened driveway and associated alterations are considered acceptable. The proposals will not detrimentally impact the appearance of host dwelling, the setting of the neighbouring heritage asset and will preserve the character and appearance of the surrounding conservation area. The proposals will also not unduly harm the amenities of neighbouring properties. As such, the application accords with the National Planning Policy Framework and the relevant policies of the Development Plan.

5.0 RECOMMENDATION

5.1 That the application be **APPROVED** subject to conditions

6.0 PLANNING CONDITIONS

Time condition – 3 years

Condition stating approved plans

Condition requiring proposed access must meet NYCC specification for housing and industrial estate roads and private works and other requirements

Condition stating that a separate highways licence from the local highway authority will be required for the verge crossing

Condition specifying visibility splays that must be provided

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Chief Planner has delegated authority to do so in consultation with the Chairman of the Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

APPENDICES

7.0 Consultations

- 7.1 North Yorkshire County Council, Local Highway Authority – No objections subject to conditions being added to any permission granted.
- 7.2 Arboricultural Officer – No objections or recommended conditions.

8.0 Representations

- 8.1 No public representations have been received.

9.0 Views of parish council

- 9.1 No objections but have observed that they would be concerned if the application was a precursor to develop any housing on the adjacent paddock. A condition should be imposed that the application is granted on the basis that it is to provide access to Manor Cottage only.

Case Officer: Josh Arthur

Expiry Date: 9 January 2023