

## Working for you

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Our Ref: DCPCDEC  
6.92.138.H.FUL  
16/01243/FUL  
Your Ref:  
Date: 26 May 2016

### PARISH COUNCIL - DECISION NOTIFICATION

CASE NUMBER: 16/01243/FUL

APPLICATION NO.: 6.92.138.H.FUL

<http://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=O4UHNRHYIHZ00>

#### LOCATION:

Isalee 56 Hollins Lane Hampsthwaite North Yorkshire HG3 2EG

#### PROPOSAL:

Erection of detached garage and log store. Installation of new entrance gates and erection of 2m high fence behind existing front garden wall.

APPLICANT: Mr & Mrs C Booth

Part APPROVED and part REFUSED as set out below:

#### PART TO BE APPROVED:

Installation of new entrance gates and erection of 2m high fence behind existing front garden wall.

Subject to the following Conditions;

- 1 The development hereby permitted shall be begun on or before 25.05.2019.
- 2 The development, insofar as it relates to the timber fencing and gates, hereby approved shall be carried out in accordance with the approved drawing number:  
\* CB.16.01

- 3 The gates, hereby approved, shall be painted black and retained as such for the life of the development unless otherwise agreed in writing with the Local Planning Authority.
- 4 The hedge to the front of the site in front of the wall shall be retained at a height no lower than 2.0m for the life of this development. In the event of the hedge failing in whole or in part the hedge shall be replanted to replace the failed hedge to the satisfaction of the local planning authority.

Reasons for Conditions:

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of visual amenity.
- 4 In the interests of visual amenity.

PART TO BE REFUSED:

Erection of detached garage and log store.

Reasons for refusal:

- 1 The proposed garage and log store would, by reason of its siting and size would have a detrimental impact on spatial quality of the site and of the wider character of Hollins Lane. The proposal is, therefore, contrary to saved Local Plan Policy HD20, Core Strategy Policy SG4, the guidance contained in Supplementary Planning Document House Extensions and Garages Design Guide (2005) and the guidance in the NPPF.

Date Decision Issued: 26 May 2016