

Nidderdale AONB
The Old Workhouse
King Street
Pateley Bridge
Harrogate
HG3 5LE
T: 01423 712950
E: nidderdaleaonb@harrogate.gov.uk
www.nidderdaleaonb.org.uk



FROM AONB - JAC
TO Chief Planner
OUR REF
DATE 8 February 2017
ORIGINATOR Nidderdale AONB Manager

PLANNING CONSULTATION

APPLICATION TYPE: 006 Dwellings Minor
APPLICATION NO 16/05472/FUL
PROPOSAL Erection of 1 dwelling, associated access and landscaping (site area
 0.27ha)
LOCATION Darley
GRID REF:
APPLICANT: Darley Properties Ltd

My observations on the above application are as follows:-

These comments apply to both this application and 16/05471/FUL. The proposals follow successive applications for permission to develop land for housing on Silverdale Close. The JAC objected to the first of these on the grounds that it would obscure views from the Main Street northwards across the valley that was identified as important to the character of the village in the Darley Village Design (VDS) Statement.

The latest proposals comprise two new houses of strikingly modern design. They are clearly inconsistent with the VDS, which recommends that new development should reflect the type of pre-C20 buildings that comprise the historic core of the village. Contemporary design is perfectly acceptable in principle but it should relate to the setting of the proposed building. The approach taken here does not. Darley has been significantly affected by the construction of several small housing estates since the 1960's that have eroded its character and incrementally reduced the amount of open space that once extended into the centre of the village. Often used as pasture for livestock, this pattern typifies a dwindling number of settlements in this part of Nidderdale. Implementation of this proposal would compound the harm to the character of the village already caused by housing and other development in the past 50 years. The JAC would also urge the planning authority to consider the cumulative impact that would result from the construction of two new houses in addition to the permission already granted for housing on Silverdale Close.

A handwritten signature in black ink that reads "Paul Bayan".

Signed