

Peter D. Campkin & Associates

Chartered Building Surveyor

APPENDIX I

23 January 2004

Mr M Williams
Planning Department
Harrogate Borough Council
West Grove Road
HARROGATE
HG1 2AE

Dear Mr Williams

Re: 5 Stockwell Grove, Knaresborough HG5 0LN
Your ref: 6/100/2310/OUT/03/05112/OUT

With reference to the above project and further to our recent discussions I enclose a copy of drawing no. S.G.(05)01 showing the layout plan of the proposed development at the above site, together with a cross section through the site from Stockwell Grove to The Avenue.

After taking site dimensions and details it can be quite clearly seen that the proposed new buildings will be no higher than the existing property.

Please also bear in mind that the site has a crossfall from the front left corner to the rear right corners when viewing the site from Stockwell Grove.

I think this should answer any questions raised by neighbours.

Also enclosed are some record photographs of the site looking from the existing property towards number 7, Stockwell Grove. You will note that the windows at the side of number 7, Stockwell Grove are non-habitable rooms i.e. sanitary facilities and a landing to the staircase. There are no prime rooms having windows on this particular elevation. It is proposed to install additional planting for screening on boundaries, particularly the ones between the subject site and number 7, Stockwell Grove, and also to the rear between the site and numbers 2 and 4, The Avenue.

Also enclosed are copies of photographs showing the boundary details between the subject site and numbers 2 and 4, The Avenue. It is envisaged that the majority of the trees and foliage will remain on line with the boundary itself.



VAT No. 545 4473 33

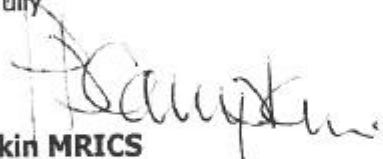
An additional photograph showing the front boundary of the property abutting Stockwell Grove, showing a low wall and fencing, together with substantial mature trees, which are to be retained, these providing significant screening.

The car parking requirements as shown are at the request of the Highways Department of Harrogate Borough Council. There may be some requirement to alter the existing access within the boundary of the site, but other than that there will be no disruption to the existing streetscene.

I am sure you will gather from this additional information that it confirms previous details forwarded to you.

If you require any additional information or clarification, please do not hesitate to contact me. In the meantime I would be grateful if you would give support to the application, which as can be seen is both feasible and practical, and does not encroach on the privacy of neighbouring properties. It also conforms to the Housing Policy to develop Brownfield sites and provide additional accommodation to suit the housing need as required by the Housing Department of Harrogate Borough Council.

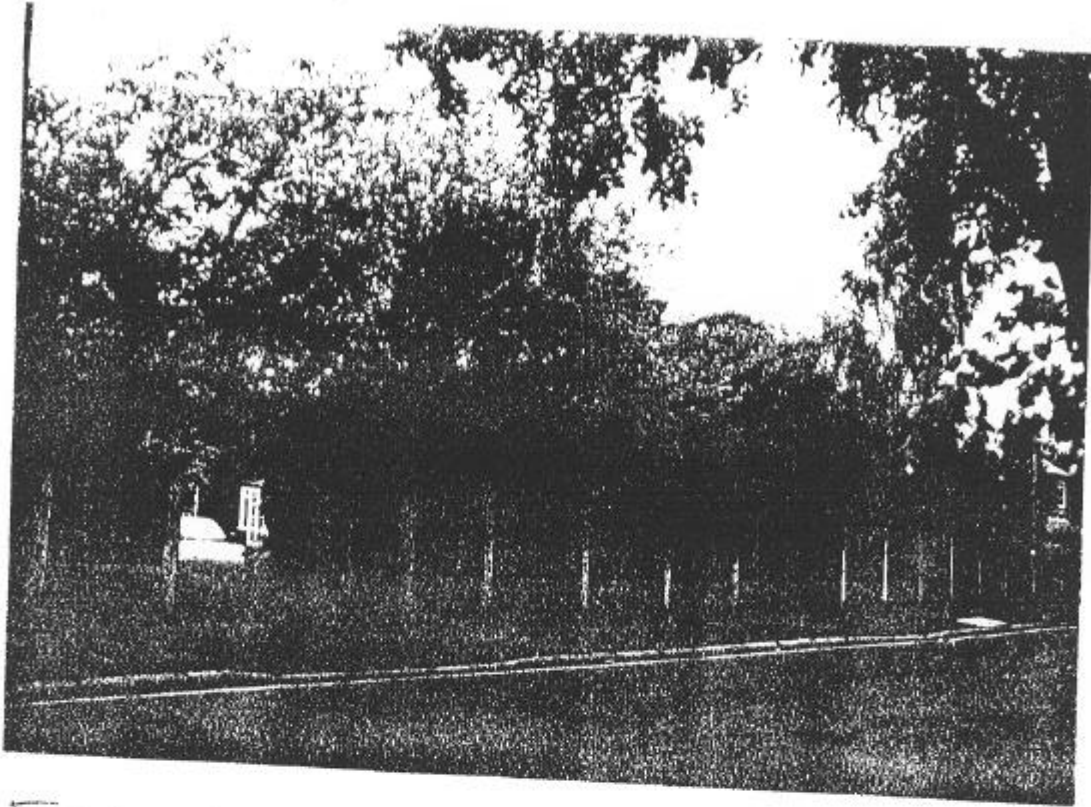
Yours faithfully



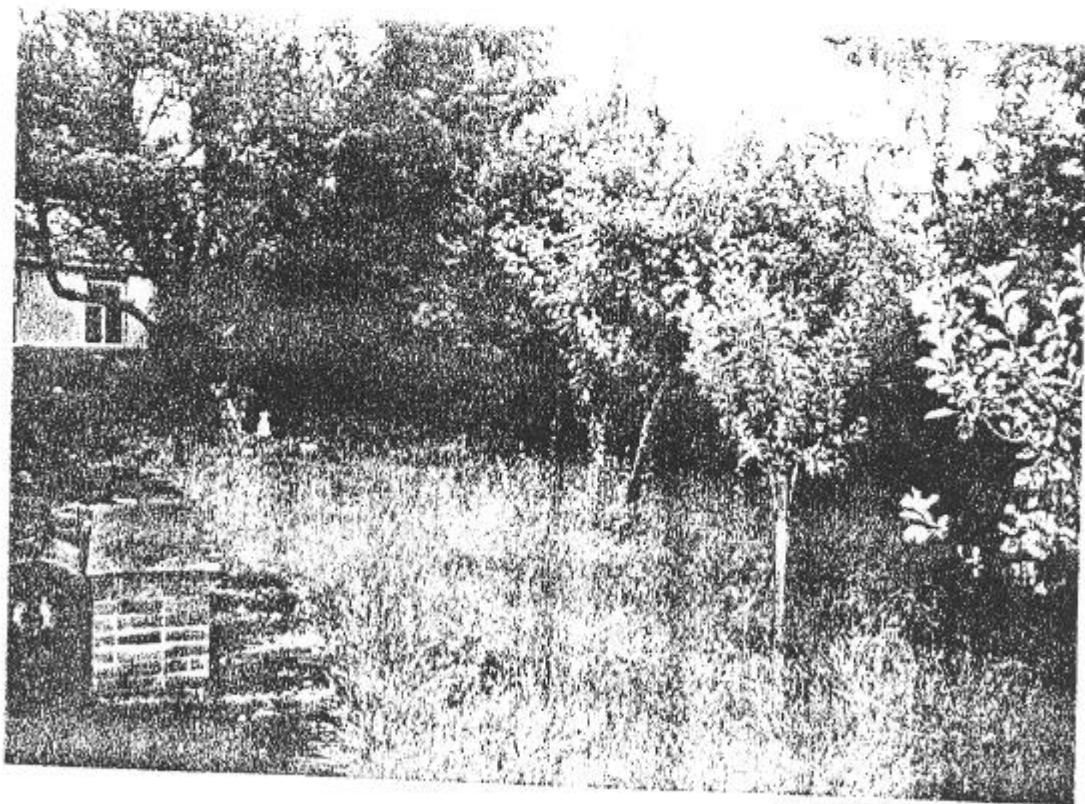
P D Campkin MRICS
CHARTERED BUILDING SURVEYOR

Encl.

c.c. Mr S Peate



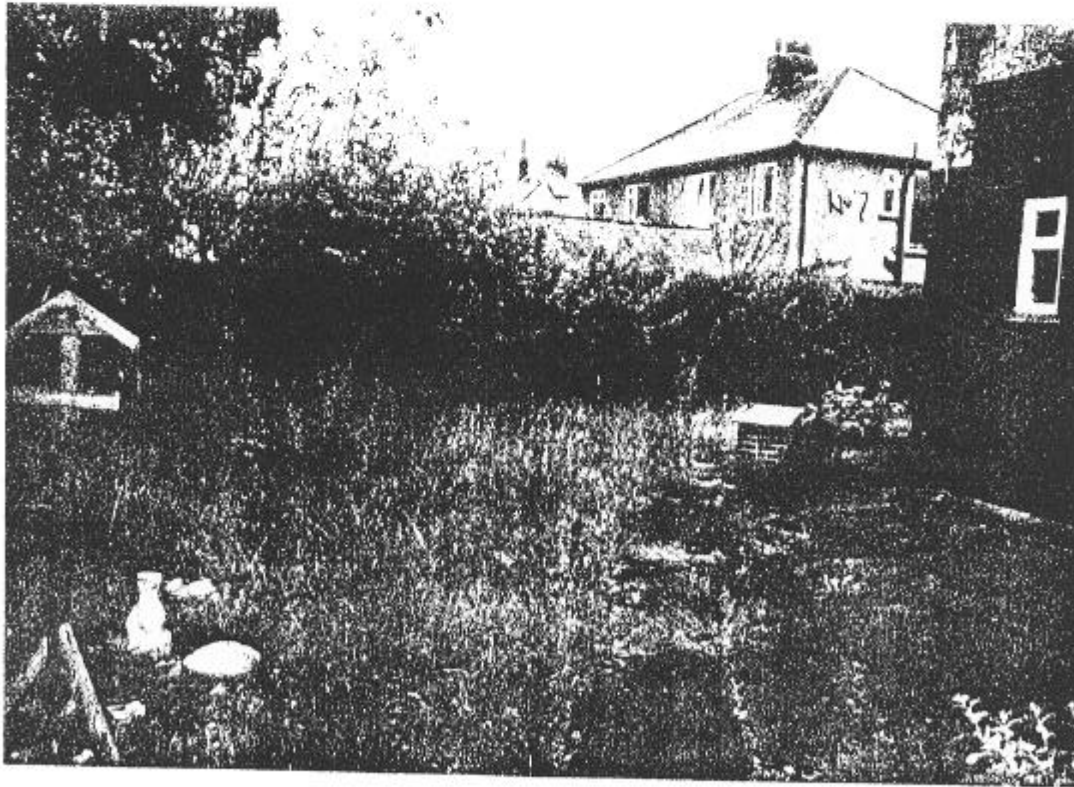
Fence boundary elevation from Stockwell Grove



Rear garden looking toward No: 2+4 The Avenue



Subject site looking toward No 7 Stockwell Grove
@ January 2004



5 Stockwell Grove, Knavesborough

Peter D. Campkin & Associates

Chartered Building Surveyor

22 December 2003

Mr M Williams
The Planning Department
Harrogate Borough Council
Knapping Mount
West Grove Road
HARROGATE HG1 2AE

Dear Mr Williams

Re: 5 Stockwell Grove, Knaresborough HG5 0LN
Ref: 6/100.2310.OUT 03/05112/OUT

With reference to the above project I write to clarify some matters and alleviate some concerns, that neighbours in close proximity to the above site have raised.

Firstly, I confirm that the accommodation set down in the application is in line with the Harrogate Housing Department Policy. I am not aware that the properties will be directed at government funded residents. The Housing Department specifically requested the need for 2 and 3 bedroomed units, as you are aware.

The parking arrangements and numbers relate directly to requirements of the Highway Department of Harrogate Borough Council. The numbers set down as advised by the said department.

In respect of the height of the new buildings these will be more or less the same as the existing property, which you will appreciate has relatively high ceilings and pitched roof. It is envisaged that the new development will incorporate accommodation at ground, first and second floor levels. The second floor level being incorporated in the roof space, utilising double glazed roof windows, which would not encroach on any of the adjacent properties.

The fact that the adjacent dental surgery does not provide off street parking it not thought to be relevant to this particular application. All efforts have been made in the proposed development to accommodate a required number of spaces as dictated by the number of dwellings and in line with Highways Policy.

There does appear to be a conflict of agreement between local residents, in that some would welcome additional yellow lines on Stockwell Grove and others appear to be requiring less. This development certainly providing off street parking, not to the detriment of the main road.

I understand there has been no objections to the development from Knaresborough Parish Council or the Highways Authority, or Yorkshire Water.

If so required the position of the cycle and bin stores as shown on the plan can be re-positioned. These items inserted as a result of planning policy, but as stated could be re-positioned, perhaps in a more convenient location to eliminate any doubts neighbours may have.

In respect of any possible damage to trees, obviously any works in these areas will be carried out with sensitivity, and it is proposed that the majority of the trees presently going on the site will be left insitu. Our client is also willing to discuss and agree a planting programme to provide any additional screening, which may be required, although the present density of trees and shrubs will be maintained to a greater degree.

I am not aware that there is any bats roosting in the existing property. If indeed it is proved there are bats, again any works that are required will be carried out with a Nature Conservancy Council.

I am sure other adjacent properties when being converted, particularly on The Avenue also experienced similar problems, which were obviously overcome.

Due to the proposed height of the buildings there will be no overbearing effect on adjacent properties on any of the elevations.

In respect of the Government Policy PPG1, I am firmly of the opinion that the development affect element does not significantly affect the amenities of the existing site or adjacent land, no more than the new development directly behind the subject site on The Avenue. The buildings and accommodation in line with Government and Local Planning Policies, and complimenting the 2 and 3 bedroomed existing properties on Stockwell Grove.

I trust this additional information will be of assistance when determining the application, which I understand will be going to Area 2 Planning Committee in early January 2004.