

APPENDIX A

14.03.04/10

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Mr P. Jewkes,
The Planning Department,
Harrogate Borough Council,
Knapping Mount,
West Grove Road,
Harrogate,
North Yorkshire,
HG1 2AE

12, Princess Terrace,
Knaresborough,
North Yorkshire,
HG5 0AY

27TH September 2004.

Dear Sir,

**55, WETHERBY ROAD,
KNARESBOROUGH**

ADDITIONAL
COPY OF
LETTER
DATED 14/03/04
RECEIVED 5/10

Further to our recent telephone conversations, regarding the above, in particular reference from the letter of objection from the Parish Council, I enclose for your information, a drawing reference 001, which illustrates the following:

1. The profile of the existing bungalow.
2. The profile of the final approved scheme.
3. The profile of the as built form.

I have colour coded the above profiles, for ease of reference.

In response to the objections raised by the Parish Council, which is believed to 'target' the scale and massing of the development, I, on behalf of the Applicant, confirm the following:

1. As you will glean from the Application files, the initial Planning Application entailed the reduction in width of the existing dwelling, by 600mm (2'-0") and the addition of a new first floor.
2. The above involved variations to fenestration and a new front elevation, single storey extension.
3. A supplemental approval, involved the addition of a single storey, monopitch roofed extension to the rear.
4. A Building Regulation Application, to ratify the Planning Approvals, described the proposed works as a phased demolition and rebuild of the bungalow, to provide the approved accommodation. The difference in description of the works, between the Planning Application / Approvals was generated by the following:

- A. The NW external wall and indeed the roof, was required to be removed to facilitate the works.
- B. The foundations, to the existing, external walls of the bungalow were found, upon carrying out trial pits, to be of minimal thickness (

approximately 75mm – 90mm thick and virtually at existing ground level.

Upon advice, these were determined to be not capable of taking the additional imposed loads from the vertical extension of the dwelling, as approved; it was therefore determined that from a technical and economic viewpoint, to demolish the existing walls, and re-build the new NW external wall and new (in existing positions) on new foundations. The above can be verified by the Building Control Department who approved the new foundations.

- C. It can be seen from the enclosed drawing, that the 'footprint' of the approved proposals, has not changed from the as built form, the width of the existing building has been reduced, as previously advised, from the existing bungalow,; the depth of the building has increased in accordance with the approved plans.
- D. With regard to the, vertical aspect of the dwelling, the existing proposals included a 2600mm finished ground to first floor height ; the existing finished ground floor to ceiling height of the bungalow being 2640mm. It should be noted at this time that the existing finished ground floor level of the bungalow was elevated above the existing ground level (which is to be retained), by 3 steps equalling 450mm.
- E. The original approval entailed a vertical extension of the dwelling by a dimension of 1500mm from the new, finished, first floor level to the interface with the sloping roof line.
- F. The Building Regulation application, indicated a Client preferred dimension, in relation to the above, of 1900mm.
Being conscious of the probable height limitations which may be imposed, the Applicant achieved the 1900mm finished first floor height by effectively reducing the existing ground floor level, by 450mm to the existing / new external ground level.
This involved a Building Control approved solution to achieve the required incorporation of a Radon gas barrier within the ground floor construction.
- G. The required 1900mm dimension, previously referred to, was reduced to the as built, 1835mm (6'-00") dimension, by the aforementioned reduction in the existing ground floor level and an extension of the previously approved 1500mm vertical dimension (see item E) by 300mm (1'-00")
- H. The resultant effect achieved the originally approved vertical extension of the building.
- I. Further with an interview with the Applicant this evening, it is confirmed by laser levelling, that the finished roof line of the subject

building is 450mm lower than the adjacent property and therefore does not impose above existing structures.

- J. It is acknowledged that from viewed from street level, the new works appear to extend above the adjacent property; this is a perspective viewpoint and the actual relationship of the respective roof line can be technically proven, if required.

In view of the above facts, I propose that the objections of the Parish Council are unfounded and the as built form of the subject building complies with the approved Planning Application / Approval and that the current Planning Application be recommended for approval.

If you have any queries regarding the above or require any clarification, please do not hesitate to contact the undersigned.

Yours faithfully,

Phil Gentry

Cc Applicant

Enc:

