

**Peter D. Campkin
& Associates**
Chartered Building Surveyor

APPENDIX 1

24 November 2004

The Planning Department
Harrogate Borough Council
Knapping Mount
West Grove Road
HARROGATE
HG1 5AE



F.A.O. Mr M Williams

Dear Sir

**Re: 5 Stockwell Grove, Knaresborough
Mr S Peate**
Ref: 04/05282/OUT 6.100.2310.B.OUT

With reference to the above Outline Planning Application submitted to your department, together with the covering letter of the 12 October 2004, I write with additional information, which may be of assistance in confirming certain items and helping you in your decision making process.

Stockwell Grove, Stockwell Avenue and other properties in this location consist of primarily town houses in terraces of 3 or 4 units, and some semi-detached properties.

The houses adjacent to the site i.e. 7 and no. 9 Stockwell Grove, consist of a pair of semi-detached houses, and this is also the case of the properties opposite i.e. 6 and 8 Stockwell Grove and other houses on the opposite site of the subject site. Immediately adjacent to the subject site that is number 3 Stockwell Grove, as you are aware there is a dentists surgery.

The complex of buildings on the corner of Stockwell Grove consist of commercial and domestic properties, which are sited immediately adjacent to the public footpath.

The proposal contained in the Outline Application is for three houses town houses of similar character, size and construction to those already on Stockwell Grove itself. A pair of semi-detached houses also in keeping with the size and proportions on the same and adjacent roads.



VAT No. 545 4473 33

There is a different type of property constructed at the end of Stockwell Avenue, that is numbers 57 to 67 AND 69 TO 79 inclusive and 44 to 54 inclusive. These consist of purpose built three storey dwellings, we understand consisting of apartments. These sited immediately adjacent to terraced and semi-detached houses on Stockwell Avenue. Obviously these units having gained Planning Permission. These units as stated consisting of three floors. The height of the buildings in excess of the adjacent existing original properties.

The proposal for the subject site is not contrary to the properties on Stockwell Grove. We trust this information will be of assistance to you and also eliminate any doubts neighbours may have as to the size of the development proposed.

There is a need to provide off-street parking.

This to comply with modern Highways requirements. The present apparent parking problem on Stockwell Grove will not be compounded by the development and it will assist the situation, as there is sufficient parking planned for garaging and visitor parking, and also turning facilities within the boundary of the site.

The roof design of existing properties on Stockwell Grove consist of gable, hip and dormer type construction. The design of the proposed town houses and semi-detached units when submitted for Full Planning Application can incorporate existing streetscene details.

The distances between properties, as a result of the proposal, are in keeping with the existing properties on Stockwell Grove and Stockwell Avenue. We would reiterate it is not intended for the height of the proposed buildings to be any higher than the existing property, which is to be demolished. The distances between the rear of the properties on The Avenue and the rear of the proposed development are in line with Planning Policy and no different to existing distances/dimensions between existing properties on Stockwell Grove and other properties on The Avenue.

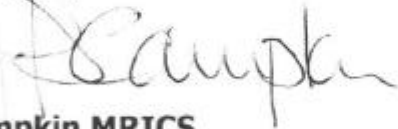
We trust that this clarifies the situation and confirms that the proposed development will be of domestic proportions, and will not take the form of three storey units as presently exist at the end of Stockwell Avenue.

The type of property proposed, we would confirm, is also in line with the Housing Department's requirements in this location, and also satisfies National Local requirements for development of suitable Brownfield sites.

The site lies within the development limit of the town plan, as you are aware. It can be clearly seen from adjacent properties the type and mix of buildings i.e. terraced and semi detached as proposed at the subject site.

Enclosed are copies of photographs showing typical houses on Stockwell Grove and adjacent roads. Together with the existing 3 storey development on nearby Stockwell Avenue and their close proximity to terraced and semi detached houses on this estate.

Yours faithfully



P D Campkin MRICS
CHARTERED BUILDING SURVEYOR

- c.c. Mr J A Smith, Abotts Knoll, Abbey Road, Knaresborough
Mr P Willis M.P. House of Commons, London SE1A 0AA
Mr P Fitzgerald, Director of Technical Services, HBC
Mr T Richards, Senior Planning Officer
The Chief Executive of Harrogate Borough Council,
Municipal Offices, Crescent Gardens, Harrogate
Mr S Peate, 4 Greengate Lane, Knaresborough
Mr D C Allenby, Housing Department. H.B.Council

* drawing enclosed R&V E - showing typical front elevation.

**Peter D. Campkin
& Associates**
Chartered Building Surveyor

12 October 2004

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

Dear Sirs

**Re: Planning Application –
Proposed Residential Development – 5 Stockwell Grove,
Knaresborough HG5 0LN – Mr S Peate**

Enclosed is a formal Outline Planning Application for residential accommodation at the above site.

The previous application was refused. The comments and concerns raised by councillors and residents have been addressed and incorporated in the revised application.

The development proposed now consisting of three no. town houses and a pair of semi-detached properties together with associated garaging and amenity space.

The size of the properties in keeping with the adjacent dwellings on Stockwell Grove.

You will note from the cross section through the site that the height of the new dwellings is similar to that of the existing property.

There is no overbearing effect on neighbouring properties, particularly 7 Stockwell Grove.

Obviously the development will be subject to final design and full Planning Application.

The development as proposed does compliment all national and local Planning Policies, and also compliments the political recommendation that development on Brownfield sites such as this is very desirable.



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The site is of sufficient size to promote the development as submitted. There is sufficient garaging and parking facilities within the curtilidge of the site, together with turning facilities.

The application will involve re-siting the existing access from Stockwell Grove to a more central point on the front boundary.

The distances between the proposed dwellings and those properties on The Avenue meet with planning requirements. One of the proposed garages is on or near the site of an existing garage.

Existing planting is to be retained as far as reasonably possible, particularly around the boundaries.

There is no significant impact on the streetscene or the residential amenities of neighbours.

The proposed development represents an acceptable use of the site in respect of density and is not out of scale with its surroundings and consequently compliments the existing character and appearance of the streetscene and adjacent properties. Also complimenting local plan policies HD20 and H6.

The proposed garaging is similar to that of the existing and is not over intensive and compliments the proposal and therefore compliments local plan policies HD20 and A1.

The proposed development as now submitted does not detract from the residential amenities of adjacent properties and is not overbearing and does not overlook or overshadow existing properties.

The development again designed in accordance with, and complimenting policies HD20 and A1 and policy H6 of the adopted Harrogate district local plan.

This revised application is by its nature in keeping with adjacent properties and there is less intensity than the previous application, therefore we would request that the application is looked upon favourably.

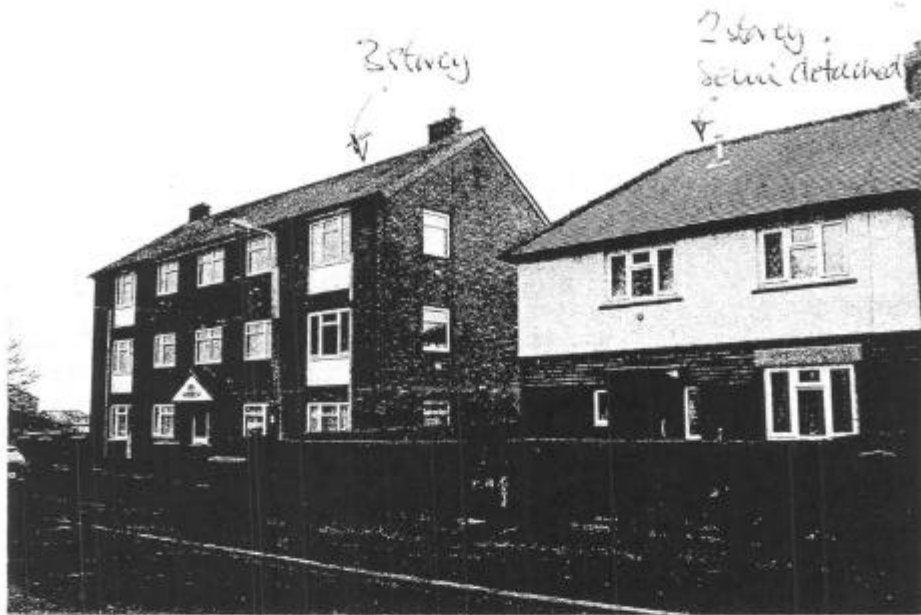
If you have any queries or wish to discuss any items please do not hesitate to contact me. I would be happy to liaise with you and perhaps meet up to discuss any queries you may have.

Yours faithfully


P D Campkin MRICS
CHARTERED BUILDING SURVEYOR

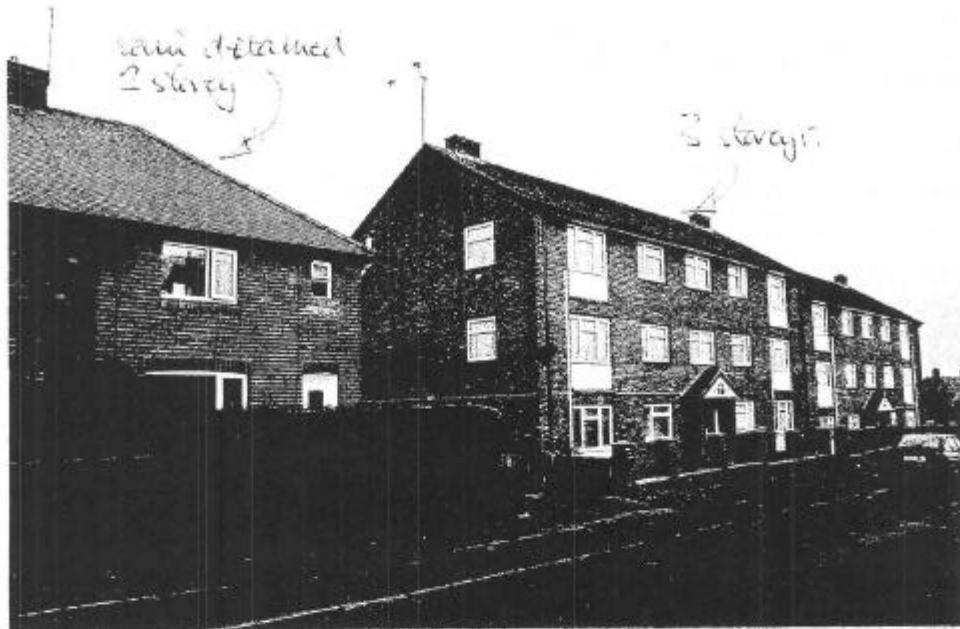
c.c. Mr S Peate, 4 Greengate Lane, Knaresborough HG5 9EW

Area 2 Development Control Committee - Tuesday 18 January 2005
Agenda Item No. 06 (10) - Public Appendix



street scene Stockwell Avenue.
semi detached and 3 storey buildings

Area 2 Development Control Committee - Tuesday 18 January 2005
Agenda Item No. 06 (10) - Public Appendix



3 Storey buildings Seckwell Avenue, Franchinagh,
and semi detached adjacent houses.



3 Storey Buildings Stockwell Avenue



Street Scene Stockwell Chase

