c/o The Workhouse Museum
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North Yorkshire Council
PO Box 787
Harrogate
HG1 9RW

22nd July 2024

Dear Sirs

APPLICATION REF: ZC24/01932/FUL PROPOSED FIRST FLOOR EXTENSION, THE BARN, URE BANK TERRACE, RIPON

Ripon Civic Society wish to object to the above proposals to extend The Barn on Ure Bank Terrace in Ripon.

The property is a relatively modern dwelling formed by the conversion and extension of a former two storey barn and adjacent single storey stores and lies immediately south of Ure Bank Terrace just within Area D (north) of the Ripon Conservation Area. The property is of brick construction beneath a slate roof.

The proposal is to add a timber clad first floor extension above the breakfast kitchen and utility room to provide a new master bedroom suite with access onto the existing roof terrace. It is noted that this area currently provides a bedroom within the roof space above the kitchen with Velux style rooflights although this is visually contained within a single storey structure.

Whilst the proposal adds little in the way of floor space, it adds significantly to the volume of the host dwelling and would appear visually dominant especially as the extension runs along the road which forms one of the principal elevations. The off-centre pitched roof, large format windows and vertical timber cladding are incongruous and inappropriate additions to the host dwelling whilst the proposed two storey blank northern (street) facade is completely out of character with the immediate area.

In our opinion, the scale, form and materials of the proposed extension are uncharacteristic of both the host dwelling and the immediate area and would cause harm to the appearance and setting of the wider conservation area.

We trust you will take these comments into account when considering this application.

Yours faithfully

Rachel Wigginton
Planning Lead
Ripon Civic Society