RIPON CIVIC SOCIETY

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North Yorkshire Council (Harrogate area)
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10th February 2025

Dear Sirs

APPLICATIONS REF: ZC24/02887/FUL AND ZC24/02888/LB, GREEN ROYD STUDLEY ROAD RIPON
AMENDED PLANS

Thank you for consulting Ripon Civic Society on the revised plans for the above planning and listed building applications.

We note the revisions to the alterations to the main house and support the comments of Historic England and the Georgian Group in relation to these. However, we wish to object to the proposed alterations and extensions to the coach house for the following reasons:

- The proposed garage plans show the rear wall of the coach house removed and a narrow single storey extension built; this is not indicated on the demolition plan. Three car parking spaces are shown in the proposed showroom in this building, although in reality it will only be possible to park one vehicle here without turntables if the doors remain as drawn. There is further garage space at the eastern end of the coach house. The garage extension provides room for another three cars, which should be adequate for a residential property. Therefore, there is no good reason for demolition of the wall and we consider that this is an unnecessary alteration of a curtilage listed building.

- We note that the Highway Authority, in their comments, state that the applicant has confirmed that this is a private garage for applicant's vehicles and will not be used for any commercial or other use. In this context we consider that an explanation is required as to why the revised garage plans show a showroom, office, lounge area and workshop within the extended coach house as well as parking and showroom spaces for up to eight vehicles. This would appear to be over and above development incidental to the enjoyment of the dwelling house and could accommodate a business use

for which planning permission would be required. Such a use would impact on the amenity of the Ripon Conservation Area.

In conclusion, we ask the planners to request amended plans that sort out the inconsistences we have identified and which show the omission of the unnecessary rear extension to the coach house. We also ask for an explanation of the need for a showroom etc. and the amount of parking, if there is no intention to carry out a business use. If the intention is to carry out such a use, then a change of use application will be required. We note that there is no Design and Access or Planning Statement which could have provided some justification.

Yours faithfully

Rachel Wigginton

Planning Lead
Ripon Civic Society