RIPON CIVIC SOCIETY

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Dear Sirs

ZC25/01027/FUL | Conversion of vacant garage / store with erection of first floor extension and side carport with first floor extension over to form 1 no. two storey detached dwelling (revised scheme) | Garage At Fishers Court High Skellgate Ripon North Yorkshire

Ripon Civic Society wish to object to the above proposals to convert the garage on Fisher's Court to form a new dwelling.

The property lies within Ripon conservation area and grade II listed buildings lie immediately to the north and south at 1,2 & 3 Fishers Court and 13 High Skellgate respectively. No assessment has been provided of impact upon the surrounding listed buildings or on the wider conservation area and no indication is given as to the age of the garage to be converted. Whilst it appears to be a modern structure, there have certainly been buildings on the same site for many years and this application is a missed opportunity to regain or reinterpret part of Ripon's lost historic fabric.

No assessment has been provided as to whether the existing structure is capable of taking the load of an additional storey and the unimaginative proposal appears to replicate the utilitarian nature of the host building below rather than offering any attempt at improvement. It is questioned whether the existing garage could indeed be extended or whether, in fact, it would be rebuilt. The upward extension would also appear to obstruct a window in the gable on the adjoining site to the north which can be seen in the site photo in the Biodiversity Net Gain matrix.

As a two-storey, two-bedroom dwelling of 48sqm, these proposals fall well short of the minimum standards set down in the DCLG document 'Technical housing standards – nationally described space standard' both in overall size and in relation to bedroom size. There is no minimum size for living areas but if there was, that provided by this proposal would surely fall below the required standard. It is also questioned whether the stated 10% improvement in Biodiversity Net Gain can be met with 'container planting' and if so, this should be identified on the drawings.

The principle of a new dwelling in this location is not necessarily problematic although the proposals contained in this application do not provide the high quality, locally distinctive housing that could be supported.

Yours faithfully

Rachel Wigginton

Planning Lead
Ripon Civic Society