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

12th January 2026

Dear Sirs

25/03815/FUL - EXTENSION AND CONVERSION OF AN EXISTING OUTBUILDING TO CREATE RESIDENTIAL ANNEXE AND SHORT-TERM HOLIDAY LET. ADDITION OF FENCE OVER EXISTING BOUNDARY WALL, 47 BORRAGE LANE

Ripon Civic Society wishes to object to the above proposals to convert and extend the outbuilding to form a short-term holiday let.

The site lies within Flood Zone 3 which are areas of land that have the highest risk of flooding. The River Skell in Ripon floods regularly and whilst there are existing buildings in the garden, these do not currently provide habitable accommodation.

The houses on the south side of Borrage Lane have large gardens that run down to the river and these form an important part of the riparian character of this part of the city. There is a well-used footpath that runs alongside the river and whilst the proposal site is a private garden, it forms an important part of a key green corridor into the city. The trees along the river are covered by a Tree Preservation Order dating back to 1978.

Extending residential development closer to the river in this location is wholly inappropriate. It would adversely affect the riparian character of the publicly accessible riverbank, potentially impact on trees covered by Preservation Orders, and present significant risk to occupants due to the high risk of flooding as well as negatively affecting the amenity of occupants of the host dwelling and surrounding properties.

Ripon Civic Society object to the proposals and support the comments made by the Environment Agency with regard to flooding and the Arboricultural Officer in respect of trees.

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

Yours faithfully

Ripon Civic Society