

Henry Pankhurst,
Harrogate Civic Society,
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Harrogate,
North Yorks. HG2 8LX

5th May 2018

Planning & Development,
For the attention of Emma Howson,
Harrogate Borough Council,
P.O. Box 787,
Harrogate

Dear Madam,

Planning Application 18/01480/FUL
33A, Franklin Road, Harrogate

The application above for 3 dwellings looks too cramped but new homes on a brownfield site are in principle to be welcomed.

We are aware of the fine developments that the applicant has undertaken in Harrogate. The quality and appropriateness of design, materials and workmanship is not in doubt. However a terrace of three houses is too intensive for the site, especially as this allows only three parking spaces. Each house has three bedrooms. It is unlikely that in a development with 9 bedrooms, three car spaces will be adequate. Street parking on Franklin Road is congested already. We see that there will be a turning area. This however may well get parked on, due to lack of space elsewhere. In any case, the most north westerly parking space will not be very convenient and to a lesser extent, the middle one. The approach road if used for parking will cause an obstruction.

Window provision seems minimalist. Apart from rooflights for top floor bedrooms, all windows are at the front. The open plan ground floor living/kitchen areas may not be lit very well at the rear. The second floor bedrooms have no windows – only rooflights. What would be the reason for the end houses having two front doors? For flexibility of use internally and heat retention, windows at these locations would seem a better option.

Although the external design of the terrace has much to commend it and use is being made of a brownfield site for housing, the application should not be given consent in its current form. The building is too large for the site and insufficient parking is provided. Three three-bedroomed houses are over ambitious. This scale of development on the site should be significantly reduced or the application should be refused.

Yours faithfully,

Henry Pankhurst
Chairman
Harrogate Civic Society