

From: Stuart Wilkes [REDACTED]
Sent: Sunday, July 28, 2024 11:36 PM
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Subject: Objection to Application s62a/2024/0050 (59 Langton Road)

Good evening,

I wish to raise my objection to the proposed development s62a/2024/0050 (59 Langton Road) to increase the occupancy of the property in question. I live [REDACTED] and my property backs on to the alley that is proposed to provide access to this development. I have numerous concerns.

1 - The proposed development is completely out of character with the existing properties on the street, which are mostly quiet family homes occupied by families. Most of the immediate neighbouring houses have more than one children living in them who use the street and the alley behind the house to play. I am extremely concerned about the risk the development poses to my children and the other in the area - from increased traffic through the alleyway area and in front of the property. The proposed use of the property for multiple occupancy rather than a family dwelling - whether for students or other single people poses potential safeguarding risks - particularly given the lack of communication and engagement and concern for neighbours shown by the landlords.

The current application requests the change of use of what is currently an external out house into additional rooms. The outhouse is at the end of the garden of the property, backing on to the alley. It is likely that the location of the extra rooms will further increase traffic down the back alley as this is the closest route from this part of the property to the street. This further puts our local children at risk.

The proposed change of use of the outhouse also poses significant noise pollution issues. This part of the building has not been constructed as liveable accommodation, and has thin walls and a roof – the conversion of this to accommodation risks increasing noise pollution as experienced by residents in neighbouring properties.

2 - Traffic. The massive increase in proposed number of people will place an unacceptable strain on what is already a busy and crowded area. At the moment parking for residents with one car is often difficult due to limited on street space and the presence of parents dropping children off at clubs at the church. There are several people living on the street in the immediate vicinity of the development with mobility needs who either have disabled parking spaces or need to park their cars close to their house. Existing residents are respectful of this, but there have been incidents where these spaces have been taken by people dropping off at school or church clubs. The proposed development is likely to significantly increase the pressure on these spaces.

I note that the applicant has provided evidence that the property will be car free and there is sufficient parking capacity in the local area. However, since residents have already moved in to the property we have noticed several of them parking cars in the street in front of the property, so we do not believe the applicant's information is accurate.

Furthermore, the presence of the school and church in close vicinity to the property is already causing parking stress on local streets – the school, for example, has received numerous complaints in recent months from local residents regarding parents parking on their property and blocking them in. This development will only make the existing problematic situation worse. I am attaching the email we received from the school's head (who, I believe, previously objected to the development) with this letter.

Additionally, the alley that provides access to the back of the property provides access to the garages of several properties - and an open parking space located on my own property. There is not space for additional parking space for cars in this alley while maintaining access to people's

garages. I am extremely concerned that as our property has the only hard area of ground that can be used for parking, the massively increased number of people in the property and their guests will result in people parking on our property. If the development goes ahead, I am concerned I will need to install bollards to stop people parking on my property and protect our property.

The documents provided by the developers mention the number of facilities close to the proposed development in support of their application. However, many of the distances provided are disingenuous. For example they mention that the shops at Avonmeads such as Marks and Spencer's are within 650m of the property. In fact, there is no direct path to these shops - the true distance on foot or by road is nearly twice this at 1280m. I am concerned that the developers have presented these distances in support of the idea that new residents in the property are unlikely to need or have cars - but the true state of facilities in this area means that this is unlikely to be true.

The developers also note the property is close to the route of the 36 bus in to Bristol. However, this route has been significantly reduced in frequency over the last year and services are regularly cancelled, making it a frequently unreliable method of reaching Bristol centre or shopping areas. The removal of other bus services in the vicinity has further increased this pressure. This further increases the likelihood that many residents of the property will have cars, increasing the problems noted above.

3 - Noise. The significant increase in density of the proposed development risks significant noise issues in what is a quiet family area. Firstly, this is likely to be due to the increased traffic and footfall in and out of the property and the existing alley. Secondly, the change in potential demographic make-up of residents. The planning application appears to reference students as a target audience for the property - we have significant concerns that large numbers of short-term residents, without families such as these will be likely to result in significant increases in noise experienced by neighbours and in the surrounding area to unacceptable levels.

4 - Increase in rubbish and vermin. The proposed development places a bin store at the back of the property. I am extremely concerned that the refuse created by up to 12 people in such a small area will increase the potential for rats, mice, insects and other vermin to populate the back of our properties - particularly in an area used by local children for playing, learning to ride bicycles and so on.

The proposed development is completely out of character with the existing area, poses intolerable risks and inconveniences to existing residents and I believe the application for change in use to the property should be rejected out of hand.

Finally, I would note that the previous application to Bristol City Council's planning department received many complaints – upwards of forty, I believe. Having looked at the amended application, I don't feel any of the previous concerns have been substantially addressed. It remains the case that the applicant is requesting permission to house far more residents than can be safely accommodated without causing significant nuisance to neighbours and the local area.

Yours faithfully
Stuart Wilkes

Letter from School Leadership team regarding parking:

Dear Parents / Carers

This morning a resident has contacted me (again) to say that parents are still parking over his drive, preventing him access and endangering the life of his unborn child as his wife is heavily pregnant.

He has made a list of registration numbers and will continue to do so. The next course of action will be to send these to the police if he continues to be inconvenienced.

 - 9:01am - Mon 1st July

- 3:20pm - Mon 1st July

8:15am - Tue 2nd July

8:24am - Mon 15th July

8:01am - Wed 17th July

8:44am - Wed 17th July

The school does not know who these registrations belong to but, we appeal to the whole school community to stop parking across people's driveways and give yourself more time to come to school and find a space. Please note, we have not included the address of this neighbour as we do not condone parking in front of anyone's drives in the local area.

Regards,

The Senior Leadership Team