

Section 62A Applications Team
The Planning Inspectorate
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Temple Quay
BS16PN

Alasdair & Anne MacIntosh

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

10 February 2025

Dear Sir / Madam,

Application No: 24/04484/PINS
Proposal: Proposed self build dwelling and associated works.
Site Address: 8 Druid Stoke Avenue, Bristol, BS9 1DD

I have received your letter of 21 January 2025 in respect of a Planning Application on the above property.

I have now visited the Planning portal & have read the documents associated with 8 Druid Stoke Avenue.

I see that there has been a previous Planning Application submitted by Mr & Mrs Ashby in February 2024. The reference of this earlier application is 24/00564/F.

Can you please note that we had not been notified by the Planning Department of this earlier Planning Application & I can only assume that the planning official had decided that we were not going to be overly affected by that proposed new dwelling.

Our property is [REDACTED]. From our first floor rooms we have a clear & open view of the garden & rear of number 10 house (albeit at some distance). Can I also add that number 10 has the original long garden.

From our first floor rooms we also have a clear & open view of the garden & rear of number 8 house. The original garden to number 8 was of similar length to that of number 10.

A few years ago approximately half of rear garden of number 8 was sold to number 6 Druid Stoke Avenue to increase the size of their garden. I believe this was done prior to number 8 coming onto the market which was later purchased by Mr & Mrs Ashby. The effect of this was to significantly reduce the size of the original rear garden of number 8.

Looking at the plan of the first application (24/00564/F) it would appear that the proposed dwelling would consist of a basement and a ground floor and be located in the remaining smaller rear garden of number 8.

In the Notice of Decision document, dated 9 May 2024, that the Planning Application (24/00564/F) was REFUSED on a significant number of grounds which I will refer to later.

NEW APPLICATION

In respect of the new Planning Application (24/04484/PINS) I wish to formally object as the plan is for a significantly larger property also to be built in this much smaller rear garden.

The new house would be a 2 storey building with a traditional sloping roof and with a bigger foot shadow and sit in the middle of the rear garden.

This new dwelling would affect more adjacent & close-by houses and would over dominate the rear garden to create what would be a cramped development of 2 houses in 8 Druid Stoke Avenue.

I also believe that the criterion cited in the Decision document under Reason 1 for refusing the application are even more valid in rejecting this new proposal.

Specifically:-

“By virtue of its siting, scale, form, footprint, height & massing would represent a cramped, intensive & incongruous form of development in this backland development.”

I would also reiterate that the criterion identified in Reasons 2, 3 and 4 are as well even more valid.

I would like to expand upon one element of Reason 4 which would directly affect our property and that this new dwelling would overlook us to such an extent I believe that they would be able to see directly into our rear rooms from their first floor. All of our rear facing rooms could be seen. This would include 2 bedrooms and a bathroom on our first floor & our living room, dining room, kitchen & conservatory on the ground floor. These new lines of sight would materially alter the degree of privacy that we currently have.

It is not clear from the submitted Application as to whether there are garages associated with either property & I am not sure whether they have been omitted or that neither property will have a garage.

I am also perplexed by one of the comments made in the Planning Statement regarding “the proposal will achieve an additional unit of housing supply in an LPA with a self identified under-supply and chronic shortage of family dwelling provision”. As the Planning Application is for a top-end & luxury house in one of the most expensive locations in Bristol I find it difficult to believe that it could be considered to be an affordable family house.

Finally, can I thank you for giving us the opportunity to comment on this new Planning Application on a property which would affect this area to a significant extent.

Yours faithfully