

To:

Section 62A Applications Team

The Planning Inspectorate

3rd Floor, Temple Quay House

2 The Square, Temple Quay, BS1 6PN

References: 8 Druid Stoke Avenue, BS9 1DD, S62A/2024/0072, application 24/04484/PINS

Dear Sir or Madam

We object to this planning application because of:

1. the extensive loss of privacy to our property
2. the significant visual impact to our property
3. concerns about the treatment of waste products
4. concerns about the treatment of water runoff
5. concerns about noise from the heat pumps
6. concerns about the design and appearance of the development

1. **Loss of privacy.** A ground for rejection of a previous application for a build on this site (ref 24/00564/F) was loss of privacy to neighbouring properties, due to “harmful levels of direct and perceived overlooking of habitable windows and external amenity space of neighbouring properties to the detriment of the amenity and privacy of the occupiers. As such the proposal would be contrary to National Planning Policy Framework (2023) ...etc..”. However, this new proposal would lead to a greatly increased loss of privacy to our property, compared with the previous proposal. The NE aspect of the proposed house (the front of the house) faces directly onto the SW aspect of our house. Our SW aspect consists of extensive glazed areas on ground and first floors, with complete privacy in all of the ground floor living areas (sitting room and dining room) and privacy in most parts of the kitchen. We attach a photo showing our SW aspect. These ground floor rooms extend from the front side (NE) to the rear side (SW) of the house, so we would have no privacy in any of our ground floor. The first floor is similarly designed to face the SW, so the almost-total privacy to our main bedroom and second bedroom would be lost. If we wish to mitigate the loss of privacy in our ground and first-floor rooms we will, of necessity, have to lose most of the natural light presently available to these rooms because there is little or no window area on the other sides of these rooms.

The bottom of our garden borders the proposed development site (apart from a narrow driveway between the two). Our garden currently has privacy in significant parts. The new build would remove all of this privacy, with no remaining private areas.

The NE aspect of the proposed house contains 14 windows, all of which will directly face our SW aspect. The first-floor windows are of most concern to us. Although one is likely to be frosted, all of the rest will have unimpeded views across our garden and into our house interior. The one at the extreme left-hand side is large, with a width of 2.4 m (almost 8’), and a height of 1.3 m (4.2 ’). The height (from baseline) extends from around 13’ to 17.7’. The Planning Statement (p6) states that “fenestration has been used to limit the scope of

views... to neighbouring properties, with the use of more narrow openings". This is manifestly not the case.

So, construction of the proposed property would result in the total loss of privacy in all of our ground floor living areas, the majority of our first-floor living areas, and all of our garden.

If the new-build does go ahead then we request that the large window in the NE aspect is reduced in size and that all of the upper windows are frosted.

2. **Visual impact.** All of the proposed build would be visible from both floors of our property and from all of our garden. The visual impact would therefore be significant. We attach a photo taken from our house, looking towards the SW, showing the proposed development site the bottom of our garden. The visual impact could be mitigated slightly by the use of materials in sympathy with those of neighbouring houses. However, as noted in the 'design and appearance' section of this document, no details of the materials are given.
3. **Waste products.** No details have been given about how waste products will be treated. Section 11 of the Application Form states that there will be no connection to mains, no cesspit and no septic tank. So, this needs to be clarified. It is not clear that the development site has the space for a septic tank and associated drainage system, to satisfy current legislation (tank to be sited at least 7m from any house and borders of the drainage system at least 2m from site boundary).
4. **Water runoff.** No details are given about the management of surface water, other than a statement in section 12 of the Application Form that a Sustainable Drainage System will be used. If not adequately addressed then this could increase the risk of flooding to neighbouring properties. Although limited details are given, it appears that much of the site would be hard-standing or gravel, increasing this flooding risk.
5. **Heat pumps.** No details are given about the location, size, number and type of the heat pumps, which could be the source of intrusive noise, especially in our garden.
6. **Design and appearance.** We consider that the design is for a house that would be very cramped on its plot of land and have very little garden. It would be completely out of place, as the surrounding houses have spacious attractive gardens. A ground for rejection of the previous application was "The proposals represent over development of the site and thus are contrary to guidance contained within National Planning Policy Framework (2023) ... etc." We consider that the new application is also contrary to the above guidance.

Furthermore, we note that the land on which the proposed development sits is subject to a restricted covenant which limits any developments of dwelling houses to a maximum of 3 per acre (reference Charges Register entry number 3 for Title Number BL157108, copy attached to this response). The plot for 8 Druid Stoke Avenue is approximately 0.56 acres (2279 sq m). The building of a second house on this plot would lead to a housing density of approximately 3.57 houses per acre, exceeding the stipulated maximum. We ask the council to consider this when assessing the question of over development arising from this application.

It is hard to assess the overall appearance of the proposed build, as there are no details about the choices of materials (see section 9 of the Application Form). These need to be clarified. The materials should be in keeping with those used for the surrounding dwellings.

In summary: we consider that the proposed new-build will result in a gross loss of privacy for us, due to significant overlooking. It will lead to over development of the area. Many details are lacking which makes it difficult to assess the environmental impact (waste and surface water management) and the noise impact (from heat pumps). For all these reasons we object to the proposed development.