

Lukasz Czyzewski

**Re: Application Number: 25/10551/PINS**

Dear Sir/Madam,

I am writing to formally object to the planning application submitted by Stockwood Land Limited, directed by [REDACTED], to construct additional flats on the existing Orchard House building. As a leaseholder and resident of Orchard House, I am deeply concerned about the implications of this proposal.

In May 2021, leaseholders funded a preliminary review for the EWS1 form, which resulted in a B2 rating due to the presence of combustible and unknown materials. This rating indicates that the building does not meet adequate fire safety standards and requires remedial work and interim measures. Since May 2023, leaseholders have been aware of the building's unsafe condition, yet no remedial work has been undertaken.

In December 2023, leaseholders secured the First Tier Property Tribunal (FTT) Remediation Orders (CH1/00HB/2023/0007), which mandated the freeholder to complete the necessary works by June 12, 2024. To date, the freeholder has not taken any action or participated in the FTT remediation hearings. Since the 2023 survey, the freeholder has ceased all communication with leaseholders and the building management company, although ground rent continues to be collected and paid to the freeholder.

The freeholder is ignoring and disobeying the law by failing to respect the tribunal orders. This non-compliance can have serious consequences, including the potential loss of life for the current and future residents of Orchard House and the new proposal.

The building management company has confirmed that they cannot apply for the Cladding Safety Scheme as they are not the responsible entity for the building. Despite repeated requests, the freeholder has ignored calls to provide the necessary authority or to apply themselves. Homes England has also been unsuccessful in contacting the [REDACTED] since August 2024 to facilitate the application process.

[REDACTED] and their associated companies have been seeking planning permissions for new developments at Orchard House since 2021, despite being aware of the building's defects. Additionally, Avon Fire has fined [REDACTED] for ignoring fire safety legislation at another property, and they have been involved in numerous planning and development controversies over the past decade. This demonstrates a disregard for legislation and a failure to take responsibility for the leaseholders and their safety.

The [REDACTED] toll this situation has taken on me is devastating. I bought my flat in 2018 with the help of a government loan, full of hope and dreams for the future. Now, I'm trapped in an

unsafe building, unable to sell, remortgage, or move forward. My life feels like it's on hold, and I'm wasting its best and most critical years of my life in this nightmare.

Allowing the construction of additional flats attached to a B2 rated building like Orchard House poses a severe risk to life. The building is already unsafe, and further construction would exacerbate the existing problems. Additionally, there is already insufficient parking space in the area, and expanding the number of occupiers without additional parking spaces will worsen the situation. I bought my flat with a parking space guaranteed in my lease contract, yet, on some occasions I can't find any parking space. The freeholder's track record suggests they will not address these issues should they worsen.

I live on the top floor, facing north, which means all my windows—including those in the kitchen, living room, and two bedrooms—will overlook the proposed building. Consequently, the loss of privacy will significantly affect my daily life. The new structure will be close enough to feel like my personal space has been invaded. I won't be able to enjoy the comfort of my home without feeling exposed to other residents. This intrusion will impact my sense of privacy and raise concerns about safety and security. To maintain some privacy, I will have to close the blinds or curtains, resulting in a loss of natural light.

Furthermore, the obstruction of views from my flat on the top floor will result in the loss of superb views over Bristol city, impacting my quality of life and possibly diminishing the value of my property.

Given the freeholder's poor compliance record with legislation, disregard for tenant welfare, and other factors that may impact my daily living and my future, I strongly urge your department to reject this planning application. The severity of our situation and the impact of your decision on the leaseholders at Orchard House cannot be overstated.

Yours sincerely,

Lukasz Czyzewski