

From: Jessie Carey [REDACTED]

Sent: 21 March 2025 19:36

To: Section 62A Applications Non Major

<section62anonmajor@planninginspectorate.gov.uk>

Subject: Objection to Proposed Development of Additional Flats at Orchard House , reference S62A/2025/0079

Re: Objection to Proposed Development of Additional Flats at Orchard House , reference S62A/2025/0079

Dear Sir/Madam,

I am writing to formally object to the proposed development of additional flats at 515-517 Stockwood road, BS4 5LR, as outlined in planning application S62A/2025/0079. As a [REDACTED] member of the community, I am concerned about the potential impact of this development on the surrounding area, both in terms of the safety and the quality of life for existing residents. I find the new application an insult to the residents of Orchard House as we are currently stuck in our flat due to negligence by the freeholder in regards to the cladding issues.

I have [REDACTED] and during this time, I, along with my fellow residents, have faced considerable stress due to the ongoing issues with the building's freeholder, particularly in relation to dangerous cladding on the property.

This application for further development comes at a time when the freeholder has failed to address critical safety concerns, leaving us with unresolved issues such as the dangerous cladding, which has yet to be removed or replaced. Due to these unresolved issues, I believe it is inappropriate to consider any further development on the property until the freeholder has upheld their existing responsibilities.

The main concerns regarding the proposed development are as follows:

1. Inadequate Parking and Traffic Concerns:

The proposed development includes plans for parking to accommodate the additional flats. However, the current parking situation is already insufficient for the existing residents. There is simply not enough space in the current car park for the number of vehicles already on the premises, and the addition of new flats would only exacerbate this issue, leading to greater congestion and a lack of parking for both existing and new residents.

2. Fire Safety Risks:

The proposed new flats are to be connected to the original building. Given that the building still has outstanding safety issues, specifically the dangerous cladding, adding more flats in this manner will only increase the fire risk. We are deeply concerned that the continued failure to resolve the cladding issue poses a direct threat to the safety of all residents. It is unacceptable to allow further construction until the current fire safety concerns have been fully addressed.

3. Impact on Our Quality of Life:

Due to the unresolved issues with the building, including the cladding, many residents are unable to remortgage or sell their flats. This situation has significantly impacted our ability to move forward with our lives. Personally, my partner and I are unable to consider [REDACTED] and uncertainty surrounding our living situation. The situation is taking an

emotional and physical toll on us and other residents, which is damaging our mental health.

Given these concerns, I strongly believe that the freeholder should not be granted any further planning permissions until they fulfil their obligations to address the current safety issues and improve the living conditions for existing residents. It is deeply concerning that they are seeking to expand the building while neglecting their existing responsibilities.

We respectfully request that the council carefully consider the impact of this proposed development on current residents, as well as the unresolved safety issues that have yet to be addressed. It is essential that the freeholder be held accountable before any new construction is permitted.

Thank you for your attention to this matter. I hope you take our objections into account when considering this planning application.

Yours faithfully,
Jessie Brown