

From: danielle pring [REDACTED]  
Sent: 20 March 2025 23:22  
To: Section 62A Applications Non Major  
<section62anonmajor@planninginspectorate.gov.uk>  
Subject: S62A/2025/0079

Hi

I am writing with objection to the planning permission to extend the existing building of Orchard house, bs4 5lr.

Orchard house is not a fire safe building, it has a remediation order against the freeholder to say it is their responsibility to fix the fire defects. I am unsure how a building that is not fire safe can have another building attached. The freeholder has ignored all responsibility to make the building safe and have ignored MP, council, fire service and cladding safety scheme. It is not right they are allowed to continue building particularly adding onto an unsafe building

They have said that there is a lack of flats in the area. There are numerous people that have lost lots of money on trying to sale flats in Orchard house and are now stuck in the property because they cannot sale due to the fire defects. They are the reason there is a lack of flats on the market.

Another issue is how they get around the planning permission. There is a history of them applying for planning for care homes and changing to residential to get out of having to make any affordable homes. This was done with orchard house and there was never affordable homes in the block and still isn't. They have again tried to get out of this by only building below the block of flats. However as this is added onto orchard house I am unsure how they would not all need to be affordable housing as surely it doesn't count as a separate block with it being on the same sit and attached.

In terms of building, the extension would mean the current building being overlooked. The fact they want to include a terrace and balcony will invade current residents privacy and will obscure lots of people light.

There is limited parking and the area around is very very built up with no street parking. It is a main road with lots of traffic and I believe building work will add to this. Also there is no way to do building work of this scale and not cut off the car park and entrance/ exit. This will be unfair on residents as there isn't anywhere else for residents to park, there are people that live here with babies and disabilities and can't park roads away. Residents are already suffering with financial and mental health issues due to the current situation and it shouldn't be added to. It's a big block of flats to add even more will create more noise, cars, people and rubbish. It is clear this isn't thought about by the freeholder and developer and again the current residents are not being considered at all.

I am worried they would build more homes than in the planning permission as this is something they have don't before in another company they owned, they proposed there bed houses in high ridge and then built four bed and got away with this. I truly believe they would try again as they have been trying for a long time to build a lot more flats than planned.

There has not been safe fire checks. Affordable housing proposal. Any thought to how the building work will disrupt the local community.

██████████ have time and time again had issues across so many of their builds in Bristol. They keep advertising builds that haven't even been given planning permission before as they believe they are above any of the rules. It is not okay they can carry on planning building when the ones they currently own are not safe. I would be very concerned about the impact of them building onto Orchard house and what this would bring to current residents. I am also worried about the safety if any new residents were in as this is something that clearly wouldn't be advertised and people should know about unsafe buildings