

From: [REDACTED]
Sent: 16 April 2025 20:04
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Subject: Objection to application 25/10865 / PINS

Evening

This is an objection to the above application on behalf of Mr S Fragapane

The owner of [REDACTED] would like to object to application 25/10865/PINS. The adjacent site was developed for mixed use residential and commercial following grant of permission 19/03823/F in October 2019. This scheme has now been fully implemented and included a 4 bedroom dwelling with rear amenity space, 2 new flats and a new residential unit within the back land of the property with its own private garden.

The single storey, flat roofed two-bedroom dwelling, the rear extension of the 4 bedroom dwelling (with North facing windows) with rear amenity space will be directly overlooked by the proposal, due to the introduction of a new second floor of residential development and additional rear windows. The current arrangement on No 1-3 High Street has limited rear openings (3 first floor windows) that have been utilised for residential conversion of the upper floors under permission 24/04389/CU to create two new residential dwellings on the upper floor. This new proposal involves the introduction of an entirely new second floor of residential accommodation including 4 new windows where there are currently none.

We believe these new windows and the additional first floor window result in both an intensification of overlooking and loss of privacy beyond what is already been permitted. The introduction of the second floor introduces direct overlooking from a higher vantage point resulting in a loss of privacy to immediate neighbours.

Bristol City Council Core Strategy Policy BCS21 states that “*new development in Bristol should deliver high quality urban design. Development in Bristol will be expected to safeguard the amenity of existing development and create a high-quality environment for future occupiers*”.

Bristol City Council Development Management and Site Allocations DPD Policy DM27

Layout and Form states that *“development is expected to enable existing and proposed development to achieve appropriate levels of privacy”*.

Policy DM30: Alterations to Existing Buildings goes on to state that *“Extensions and alterations to existing buildings will be expected to safeguard the amenity of the host premises and neighbouring occupiers”*

The intensification of residential use from 2 units to 4 units and direct overlooking of the existing residential properties including private garden from new second floor windows serving habitable rooms with views directly into existing windows and skylights at the rear of No 1-3 Stoke Lane is clearly contrary to adopted policy and detrimental to the privacy of the occupier of No 1-3 Stoke Lane and should be refused. Bristol City Council have supported the creation of a valuable residential garden in line with the Urban Living SPD, the value of which will clearly be diminished due to loss of privacy for its users.

The final element of this objection is regarding noise from the proposed air source heat pumps. These will be located in close proximity to the property boundary and are likely to cause general noise pollution to the detriment of neighbouring occupiers. Policy DM35 states that *“Development which would have an unacceptable impact on environmental amenity or biodiversity by reason of noise will be expected to provide an appropriate scheme of mitigation”*. The owner of [REDACTED] believes that mitigation may be difficult to provide to ensure an appropriate environmental amenity is maintained.

Many thanks

Paul

[REDACTED]

[REDACTED]

[REDACTED]