

From: [REDACTED]

Sent: 28 April 2025 10:31

To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>

Subject: Application No. 25/11073/PINS

I strongly object to this planning application for development of 43A Ambleside Avenue (land adjacent to 43) Bristol BS10 6BH.

The development is an overdevelopment of the site. The original plot for 43 Ambleside Avenue, which included the current 43 Ambleside Avenue and this site, was for a 2 bedroom house. 43 Ambleside now has a full roof height, full width rear dormer. The addition of the proposed 3 bedroom property on site 43A means a site accommodating originally 4 people is now proposed to accommodate up to 10 (up to 6 at no.43 and 4 at 43A). This is a significant overdevelopment of this site, leading to overcrowding and parking problems.

The 2006 application for a side extension to the property at no. 43, which was granted and which is referred to in the proposal, was for a 2 storey extension on to a 2 storey 2 bedroom house. The current proposal is, from the perspective of properties that are back to back with 43A, effectively 3 storey. This, along with the modifications at No. 43 mean that these properties in Concorde Drive will have 4 windows at 2nd floor level directly overlooking their houses and gardens. This is an intrusion into their privacy and their enjoyment of their outdoor space.

A previous application for a 3 bedroom house on this site was refused, with many of the reasons cited, including harmful impact on neighbouring properties and overly cramped development, still valid for this proposal.

The application also refers to the grant of a previous application for a 2.5 storey 1 bedroom house. It does not refer to the fact that this was only granted with a whole host of conditions, with no guarantee that they could have been met.

The proposal only meets energy planning constraints by inclusion of an Air Source Heat Pump, despite their efficiencies in cold weather being low. It notes that these can be unsightly and cause noise issues. This is proposed to be sited close to the boundaries of other properties and will produce virtually continuous noise, destroying the ability of the inhabitants of these properties to enjoy their garden.

The proposed soakaway is located next to the boundary walls of 43 Concorde Drive and 41 Ambleside Avenue. The soil in the area is heavy clay. Soakaways are ineffective on clay soils. This could result in waterlogging of the rear section of these and neighbouring gardens, and undermining of the brick boundary wall.

As noted in the proposal, DMP27 (Layout and Form) states that new developments should enable existing developments to achieve appropriate levels of privacy, outlook and daylight. This proposal of effectively a 3 storey building does not achieve this for the Concorde Drive properties. The proposal, by virtue particularly of its height would be

harmful to the outlook, privacy and enjoyment of these properties, in particular of 43 and 44 Concorde Drive.

Gillian Beaman