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Sent: 30 April 2025 17:54

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

Subject: REF number: S62A/2025/0093 / 43A Ambleside Avenue, BS10 6HB

FAO: Planning Inspectorate

REF: 43A Ambleside Avenue, Bristol BS10 6HB

REF number: S62A/2025/0093

Application number: 25/11073/PINS

I appose the building of this 3 bedroom house on the site of 43a Ambleside Avenue for the reasons below:

- The existing site is 67sqm, the last proposal was for a dwelling of 80sqm. This proposal is for a dwelling of 90sqm. The last proposal for 80sqm was refused so how can a dwelling of 90sqm now be considered? It would be an over development of this site.
- It is difficult to be clear but the drawings of the new dwelling look like they are right on the boarder with 41 Ambleside Avenue. It is my understanding that the minimum separation between the dwelling wall and the site boundary for a semi-detached/ end of terrace property is 1m. This was adjusted in the last application from less than one meter to one meter as otherwise the new property would be 'over baring' and prevent any development on the adjacent property. A 1m gap is a legal minimum requirement.
- A 3 bedroom property for the two reasons I have mentioned above would be an over development of this site as has already been seen with previous applications for a 2 and 3 bedroom property being rejected by the planning department.
- The property at no.43 was a 2 bedroom house and has now been converted into a 4 bed HMO. This has put more pressure on the space outside the front of the properties in terms of parking and particularly off road parking near the junction with Ullswater Road. Number 37 has now also been converted into an HMO, 4/5 bed. My concern is that if a 3 bed property is approved there is nothing stopping the owner adding a bedroom downstairs and we will have 3 HMO within 5 properties in houses that were originally built as family homes. The original 2 bed site at no.43 would then have 7 possibly 8 bedrooms (43 and 43A), which would house at least 4 x the number of people the site was built for.
- The building of a dormer on the roof of a new property on no.43A will overlook the properties in Concord Drive, houses that are already overlooked, their privacy is being invaded by the one storey properties and even more with the dormer that has been added to no.43.
- The proposal for the use of a heat pump for the property would be the only one in the local area, there is a concern over the noise that these make disturbing a quiet neighbourhood.
- Other than the extension to no.45 no other gaps in the road have been closed as much as these plans propose. You do notice the gaps when you live in the road and walk/ cycle down Ambleside Avenue. The gap between the houses provides

additional light to the rear gardens and to the gardens/ properties on Concord Drive.
Making the gap smaller would be out of keeping with all the other house layouts in
the road.

J Rayden
30/04/2025