

The Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dear Sir/Madam,

Section 62A Planning Submission - Authorities in Special Measures

Subject: Planning Application for Proposed Demolition, Altered Access and Development at: Rear of No. 6 Tyndalls Park Road, Cotham, Bristol, BS8 1PY

This letter accompanies a Full Planning application submitted on behalf of Mr Roderick Bendle with proposals to develop the above site with a small house in multiple occupation for students in full-time education and/or professionals. The application description of development reads as: *Demolition of boundary wall and construction of a two-storey house in multiple occupation (Class C4) with associated provision of amenity space, refuse and cycle storage.*

It is supported by the following documents and plans:

- Application Form and Ownership Certificate
- Site Location Plan
- CIL Form 1 - Additional Information
- Biodiversity Net Gain Statement
- Heritage, Design and Access Statement
- Sustainability Statement and Energy Assessment
- Planning Statement
- Existing and proposed plans and elevations (105 West Architects);

The application is being submitted concurrently with one for an adjoining site and similar development located at the rear of 9 Priory Road. They are being brought forward by the different owners who both wish to develop houses in multiple occupation at the same time, thus reducing liabilities, simplifying the building process (Party Wall etc) and taking advantage of economies of scale. It may also assist with the planning process and in addressing a policy issue relating to a 'sandwiching' test, as described further in the accompanying planning statement. It is requested that the applications are assessed concurrently by the Inspectorate.

It should also be noted that each site has an extant planning permission for a Use Class C3 dwelling which on the Tyndalls Park Road site has commenced thus, the principle of development has been established.

Should the Inspector assessing the application wish to visit the site, I would be happy to arrange access. A site visit would be highly beneficial in understanding the sites relationship to its context, which is an important consideration.

I trust the above information is sufficient for the application to be registered and assessed by the Inspector. Should there be any queries regarding the submission, please let me know at the earliest opportunity.

Yours faithfully,

Colin Pemble BSc (Hons) MSc MRTPI IHBC

Aspect360 Ltd

CC:

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