

25/15245/PINS

36 Hampton Park Bristol BS6 6LH

Application for erection of a detached dwellinghouse

REDLAND & COTHAM AMENITIES SOCIETY (RCAS)

RCAS objected to the previous application which was refused planning permission by Bristol City Council. The subsequent appeal was dismissed. The present proposal is not materially different to that earlier scheme.

In the Society's view this is not a development site. It has a very restricted access from the public road and naturally forms part of the garden area of the existing houses. The context and constraints of the site combine to reinforce this conclusion.

As a result, the proposal would be harmful to the setting of the Whiteladies Road Conservation Area, as it would fail to complement surrounding development in terms of the local pattern and grain of existing buildings. Its siting, scale, form and proportions would be contrary to the established layout and pattern of adjacent buildings.

Finally, the Society believes that the proposed development would have a harmful impact on any future occupants as they would be living within an enclosed, oppressive, poor quality and un-adaptable living environment.

RCAS concludes that the application should be refused for the reasons listed above.

Simon Birch on behalf of RCAS

20th December 2025