

From: Clare Bendle [REDACTED]
Sent: 21 December 2025 08:36
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Subject: 36 Hampton Park, Bristol. BS6 6LH - S62A/2025/0143

Dear Sir/Madam

I would like to object to this application.

This application is essentially a repetition of previous applications made in 2018 and 2020, both of which were refused by Bristol City Council. I submit that nothing has changed since then and that the Conservation Area would be damaged if permission were granted. It is also worth noting that the Applicant appears to have timed his application to coincide with the Christmas holiday season when neighbours will be distracted from commenting adversely on the scheme.

Please note the reasons that the application was previously rejected were:

1. Permission was refused in 2018. The appeal decision stated that

8. ...the appeal site is in the midst of a row of semi-detached buildings with a marked consistency of scale, elevational treatment, and set-back from the street, coupled with, on the whole broadly comparable garden depths. Taken together the strong uniformity of the architecture, the predominantly well vegetated front plots, and the mature trees visible to their rears are aspects of Hampton Park which add a sense of order and spaciousness to the immediate street scene, and contribute to the character and appearance of the Whiteladies Road Conservation Area, within which the appeal site sits. Indeed the significance of the Conservation Area derives, to a considerable degree, from the cohesive spacing and designs of its constituent buildings. .

10. The proposed development would be of a diminutive scale in strong contrast to the predominant larger scale of the residential buildings in its immediate surroundings. In contrast to those buildings too it would have a deeper set back from the road, and take up considerably more of its available plot, imparting a more intensively developed character to the appeal site in marked variance to the general development pattern of the dwellings to which it would most closely relate. .. [T]he unusual, irregular shapes and the disposition of the proposed spaces would be at variance with the more regularly positioned back and front gardens of its neighbouring properties.

11. [T]he appeal scheme would result in a development at jarring variance with its surroundings, which would be a discordant element within the generally more cohesive pattern. ..[It] is... out of kilter with its surrounding buildings... ; The proposed development's incongruity ... would not be softened, to any material degree, by the use of a green roof. For these reasons the proposed development would cause clear harm to the character and appearance of its surroundings.

2. Permission was again refused in 2020. It was recorded by the officer that:

'The proposal represents a resubmission of previously refused application 18/01164/F' which sought consent for a one bedroom house sunken into the garden'

After quoting at length from the Inspector's comments in 2018 the officer stated:

*The officer dismissed the appeal on the basis that the proposed development would fail to preserve the character and appearance of Whiteladies Road Conservation Area and would conflict with locally adopted design and heritage policies... The sense of order and spaciousness as noted by the Inspector would be disrupted, and the overall form and design of the new dwelling would remain at odds with the uniformity of design to neighbouring buildings. Overall and while the revised proposal makes minor improvements to the form and materials to clad the proposed dwelling, the principle issues as raised by the previous refusal as well as the conclusions of the Inspector under the dismissed appeal have not been successfully overcome. **The proposed single dwelling would introduce a discordant element within a cohesive pattern and grain of development and owing to the siting and awkward shape of the plot the proposal would deliver an incongruous and jarring form of development at odds with the uniformity, scale and overall design of surrounding buildings.** The over-intensive and principally unacceptable development ... would fail to preserve or enhance the established character of the surrounding Whiteladies Road Conservation Area.*

Conclusion was made in 2020 that..

... the proposal would be harmful to the setting of the Whiteladies Road Conservation Area, as the structure would fail to complement surrounding development in terms of the local pattern and grain of existing buildings, as well as in terms of its siting, scale, form and proportions and would be contrary to the established layout and pattern of adjacent buildings, resulting in a cramped and incongruous form which would be harmful to the established character of the area, and would fail to offer any enhancement gain to the Whiteladies Road Conservation Area.

The applicant is clearly persistent but it is submitted that nothing has changed from 2018 and 2020. I would urge that the application be dismissed.

Yours Sincerely

Clare Bendle

