

STATEMENT NUMBER A3

Written submission and request to speak at the Development Control Committee, 11 August 2021

Application no: 21/00746/F **Site address:** 6 Clyde Park Bristol BS6 6RR

We appreciate the Committee taking the time to conduct a site visit and hope this has helped you to visualise and understand residents' concerns about the impact this building would have on the direct neighbours and wider area.

We are very concerned that the OR makes no reference to the loss of amenity to 5 Clyde Park and contravenes Core Strategy Policy BCS21 and Policies DM27 and DM29 that require development to safeguard the residential amenity of surrounding properties in respect of overlooking, loss of privacy, loss of outlook, and loss of daylight. In both our original and updated objections, we tried to highlight how significant the impact this proposed building would be on our home (which adjoins No. 6), with a major loss of privacy and overshadowing of our property and neighbours. Our primary concerns are:

1. Loss of privacy

- The first-floor window at the westerly end will look directly into our property, which will feel like a direct invasion of our privacy. Not only will we have a window looking in at us, but in return we will have unavoidable views into the proposed house which will make us feel awkward.
- The application says "*the proposed dwelling has no windows in either side elevation to avoid any overlooking issues with the neighbouring gardens*" yet the drawings show windows/roof lights in the bedroom and they will be looking out directly onto our garden.

2. Scale

- The application says "*the two-storey element of the building is confined to the footprint of the existing garage in order to reduce any overbearing/overshadowing of the neighbouring gardens*" but the proposed drawings contradict this, showing the two-storey part of the building is almost twice the length of the existing garage. The design seems to contravene what the pre-application presupposes with respect to current building lines by extending significantly further towards the houses of Clyde Park than the existing garage, as well as around 300mm wider than the existing garage.

3. Overshadowing and loss of light

- The application says "*the low eaves and ridge level achieved by sinking the ground floor level result in no significant overshadowing to the neighbouring gardens*" which is inaccurate. The creation of a two-storey property will have significant impacts on the daylight we currently enjoy, overshadowing much of our garden in the morning, as well as later in the day during the winter months. The building would also overshadow the Coach House, resulting in significant loss of light into their home.
- The shadow analysis is misleading and the use of a bird's eye view does not accurately reflect the impact this building would have.

Additionally, the Officer's report appears to have entirely missed or ignored the professional insight of both the planning consultant David Glasson's letter and the Heritage Assessment from Andrew Foyle. I would appeal to this committee to read this assessment, which clearly identifies mews development like this not being previously established or recognised. This was also the conclusion of a separate heritage report undertaken by David Hague in response to a withdrawn application at 3 Clyde Park (ref 20/06226/F).

Furthermore, there appears to be no serious acknowledgement in the OR that this proposed development sits within a conservation area. There is a covenant dating back to 1869 stating that no other separate building should be erected on the properties of Clyde Park. Objections have also been lodged by RCAS and both previous and current Local Councillors.

To conclude, this proposed development would be a significant invasion of our privacy and have an enormous impact on our property and day-to-day living, as well as setting the precedent for the creation of a new street of individual houses along a lane that was never intended to have new dwellings. It is clear that there is considerable local unhappiness about the fundamental issue of building new houses on this lane in a designated conservation area and we urge the Committee to refuse planning and prevent the erosion of this Conservation Area and highly valued green space.

Tom Gilks, Clyde Park