

STATEMENT NUMBER A4

Dear Members of the Planning Committee, as a resident in the 'Chandos Area', I am shocked that this proposal is live again and that planning officers should be in any way positive about such over-development in Redland, already recognised by Bristol City Council as the most densely populated area of Bristol. Shoe-horning in this development would seriously infringe the privacy of 5 Clyde Park, the Coach House and 28 Woodfield Road. This is another small 2 bed development when Bristol City Council policy is for 3 bed family accommodation, and of course in reality it has the potential to become another short-term rental property. It has the size and dimensions of a flat, not a house, and this area is already 78% flats.

I plead with Bristol City Council to protect this green space in an already crowded part of the city and preserve the views through gardens towards the converted church on Chandos Road, in line with the summary of character & special interest as detailed in paras 4.1 and 4.4 of Bristol City Council's Conservation area character appraisals. Please recognise and value the appearance of the conservation area and oppose harm to it.

There is no car parking space. Not allocating parking permits now does not mean this will not change. For example, student household allocation has increased from 2 to 3.

It would deprive a large family house of a traditional back garden, and would set a dangerous precedent both for Clyde Park and the wider area. Emergency access to Clyde Mews would be blocked should the proposed house be taking a delivery or itself require disabled or emergency access at the time. Blockage of the lane would be certain to happen during construction works and would occur at any time in the proposed house's life.

Yours sincerely Kyle Douglas