

## STATEMENT NUMBER A5

RCAS objects to this application.

The proposed dwelling would be

- an overdevelopment of the site,
- fails to preserve and enhance the particular characteristic of this part of the conservation area,
- creates substandard residential accommodation and
- fails to contribute to the imbalance of residential typology

Therefore the principle of development in this case would on balance not be acceptable.

**Substandard accommodation:** The officers report notes that the census data shows there is a need for larger, family sized accommodation (at least 3 bedrooms with outside amenity space) rather than smaller flats.

The proposal in this instance seeks to introduce a new two-bedroom, four bed-space dwelling at the site. It is considered that the new dwelling would not be suitable or attractive for families given the limited space available both inside and as outside amenity space. In addition to this, one of the two bedrooms does not achieve the national space standards for a 2-bedspace bedroom.

This proposal is therefore unacceptable in that it fails to contribute to the need for family housing in the area and instead provides substandard non- family accommodation of which there is already an unbalanced supply.

The proximity of the Coach House at No.23A Elliston Road has required the imposition of a condition for the bedroom windows to have permanent louvres to avoid overlooking. The quality of residential accommodation achievable on this restricted site is not good enough and this application should be refused on grounds of overdevelopment.

Policy DM27 (Layout and Form) aims to ensure development contributes to the successful arrangement and form of buildings, structures and spaces and contribute to the creation of quality urban design and healthy, safe and sustainable places.

The mews area which includes garages as well as small housing units facing the rear of the Elliston Road houses is at the end of a cul-de-sac with a narrow access road with two right angled corners. This site is at the pinch point of this access road and is not supportive of the 'creation of healthy, safe and sustainable places' DM27. The overall principle of mews development in some parts of the conservation area may be established, however we do not agree that the principle of removing the garage and introducing mews-style development on this particular site is subsequently acceptable in principle design terms.

**Failure to preserve or enhance the conservation area:** The loss of glimpsed views through the back gardens fail to preserve or enhance conservation area. Policy DM21 (Development of Private Gardens) states that in all cases any development of garden land should not result in harm to the character and appearance of the area. This is further emphasised in the Cotham and Redland Conservation Area Character Appraisal 2011. The Character Analysis #7 p23 refers to 'pockets of distinct areas' such as this which contribute to the 'certain sense of space'.

If allowed this development will radically change the character of this street which is characterised as a green landscape area by the important street tree and clear views into and across the back gardens, including to the St Saviours Church on Chandos Road.

The loss of existing trees is regretted. A condition is needed to ensure this development does not result in a loss of tree canopy locally. The increased hard landscape will contribute to the existing surface water flooding issues and soakaways should be included to allow for attenuation of rainwater absorption. It is important that the trees are replaced on site because there are few spaces locally where they can be planted off site.

Approval of this application will also make it more difficult to refuse future similar applications for developments in the run of gardens along this side of the road.