

STATEMENT NUMBER A8

To the Planning Committee

I write to object to the planning application to build a 2 storey 2 bedroom house at the end of the rear of 6 Clyde Park.

I strongly believe that the granting of this application would be contrary to BSC18 which calls for:

1. High quality housing and
2. wider opportunities for home ownership.
3. Policy BSC18 also states that "all new residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities", with reference to the evidence provided by the Strategic Housing Market Assessment, also notes that 'developments should contribute to a mix of housing types and avoid excessive concentrations of one particular type'.

The proposed development does not achieve any of these requirements as elucidated below.

1. Quality of Housing

While the current application does exceed minimum space standards the outlook from the house is very limited with the ground floor front elevation windows looking directly at the back of the retained and refurbished heritage wall. A 25% angle may allow the minimum daylight requirement but it is suspected that sunlight will be limited to early summer mornings only. The first floor front bedroom outlook is to be restricted by privacy shielding. To the rear is a sunken patio with sunlight dependant on the height of the boundary structure with 28 Woodfield Road. As the ground level is higher on the Woodfield Road side the boundary fence if installed at 1.8metres on their side could produce considerable shadow.

2. Homeownership

Reviewing average house prices in Clyde Mews on Zoopla as £414,000 (NB: none appear to have been sold in the last 20 years - an indication of a stable community) compared to the average price for a terraced house across Bristol of £314,000. The provision of a two bedroomed house in this area is beyond the reach of the average house buyer and seems unlikely to be part of the solution to the current housing crisis. As discussed above the lack of outlook, poor amenity space and no parking is not that attractive for permanent residents and suggests that this property is destined for the short term rental sector along with the substantial capital yield to be made from renting it out.

3. Mix/ Concentration

Several references are made in the Officer's report to the other mews houses in Clyde Lane. On examination there are 4 properties with the address Clyde lane – two 3 beds, one two bed and one unknown. Then there are 6 mews houses in Clyde Mews built in 1988 and each have an integral garage and a designated parking space which were probably part of the original planning condition for the development to be approved. It seems disingenuous to compare the current, minimalist, infill proposal to the existing units that have 2 allocated parking spaces each and by the longevity of ownership suggest it is a well-designed scheme. One of the 3 bed's is The Coach House built in 2012

on land to the rear of 23 Elliston Road. It would appear that mews houses make up the majority of housing stock in Clyde Lane/ Mews. Creating an additional dwelling, which the report established is not a family house, and could be occupied by 2 or three adult occupants could attract between 1 and 3 cars. It is more pragmatic to provide parking spaces as the 1988 development did, than to rely on the management of human behaviour in the future. It would seem a shame to upset an established community by overdevelopment and straining the parking infrastructure resources which are already very limited.

While this application meets many points of planning policy at a granular level I urge the Committee to consider the strategic level and not to just add this to a target list of new housing achieved at the expense of the quality of life for the new and existing residents.

Thank you for the opportunity to comment.

Eleanor Breed

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