

## **STATEMENT A1 – DR PAUL MAIN (Clifton & Hotwells Improvement Society)**

Clifton & Hotwells Improvement Society strongly opposes this Application.

Crucially it fails the test established by a decision of the Planning Inspectorate in November 2003 in relation to a nearby site in Canynge Road. The developer had wished to build a block of flats on land previously occupied by sporting facilities owned by Clifton College. In dismissing the Appeal against refusal to grant Planning Consent the Inspector laid down the principle that unless of outstanding design in its own right a building must blend with its surroundings and not stand out as an assertive feature, otherwise unacceptable harm would be caused to the character and appearance of the Conservation Area. Crucially, too, he dismissed in making his decision the benefit of the proposal in providing finance to improve the facilities of the owner of the site.

There is no doubt that in the case of the present Application the scale and density of the proposed block on College Road, together with the inappropriate palette of materials, results in a damagingly assertive feature which fails to blend with its architectural context.

The National Planning Policy Framework - Achieving Well-Designed Places - insists that high quality, beautiful and sustainable buildings are fundamental to what the planning and development process should achieve.

Development that is not well-designed should be refused.