

STATEMENT A12

Dear Sirs,

After reading the Summary Report prepared by the Planning Officer ahead of the meeting and noting the recommendation to grant planning permission on the West car park site (No. 21/01999/F), we wish to highlight a couple of salient points which appear to have been glossed over in the report.

Comments from Historic England and the Conservation Advisory Panel

The comments from these bodies briefly noted at Items 7.6, 7.7 and 7.8 cannot be understated. Neither body supports the proposed development in its current form, with particular concern raised around the size, scale and massing of Block A fronting College Road which is completely out of character when compared to the surrounding buildings and those in the wider Clifton and Hotwells Conservation Area. This is highlighted by comments such as *“the proposal does not accord with relevant up to date Local Plan heritage policies nor the requirements of the NPPF”*, *“there are no positive elements of the scheme”* and *“the proposed terraced approach to massing against the existing late C19 terraced properties to the south does not meet the requirements to enhance or better reveal the significance of the Conservation Area (para 206 of the revised NPPF).”*

Policy DM27

It should be duly noted that on review of Bristol City Council’s Site Allocations and Development Management Policies Local Plan, it could not be reasonably considered that the design of Block A meets the conditions of Policy DM27. This policy states that, *“the height, scale and massing of development should be appropriate to the immediate context, site constraints, character of adjoining streets and spaces, the setting, public function and/or importance of the proposed development and the location within the townscape.”* Given the location of the proposed development site and its setting within the wider Conservation Area, it is evident that the conditions of Policy DM27 are not fulfilled by the current plans, due to the proposed height, scale and massing of the Block A building which would dominate the streetscape and dwarf surrounding buildings and as such we would urge you to refuse the planning application on these grounds.

Daylight and Sunlight Assessment

The updated Daylight and Sunlight Assessment undertaken by Hydrock shows the detrimental impact that a building the size of Block A would have on the quality of life and privacy of those residing at 50 College Road with all rooms showing a reduction in daylight / sunlight and two rooms continuing to be below recommended limits which is unacceptable.

Parking

The lack of parking provision with only 45 spaces allocated for 62 residences also raises significant concerns about the impact on on-street parking in the vicinity, especially in light of the impending development of the main zoo site and that c.20% of the properties in the West car park development would be either 3 or 4 bedrooms.

Conclusion

In summary, we believe that there have been some key planning points overlooked in the recommendation to grant planning permission for the site and we implore you to refuse planning permission for the current proposal based on the highlighted evidence.