

Comments for Planning Application 21/00241/F

Application Summary

Application Number: 21/00241/F

Address: Lombard Service Station Brook Road Southville Bristol BS3 1AJ

Proposal: Redevelopment of the former Lombard Service Station to provide 10 self-contained residential flats.

Case Officer: Richard Sewell

Customer Details

Name: Mr Andy Gifford

Address: 8 St Pauls Road Bristol

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: Whilst this comment remains neutral, we do welcome the removal of the existing eyesore however, there are issues with the proposed scheme we would hope can be resolved during the planning process.

Could the Applicant have gone further regarding the Spatial Vision 2026 and what this offers the City in terms of carbon neutrality planning; Could they have gone further in terms of the Supplementary Planning Document: Planning Obligations 2013; and how far does the scheme meet the needs of the Bedminster Green Framework ver11: 2019?

If this scheme is to progress, the introduction of additional tree planting in the internal and external spaces of the scheme would assist with screening the existing properties and reduce the scale of the proposed four storey element.

This area of the City is already over-run with parking issues. There is no obvious parking provision. Whilst we agree on the sustainable location for the occupiers, this does not provide any level of sustainability for those who visit those occupiers.

The proposal suggests there is no over-looking of adjoining properties and that amenity is protected to existing properties, yet the three-storey element overlooks all the existing private rear gardens of the adjoining properties. The large window in the front elevations we concur serve to create passive surveillance, however, we question the validity of the same large windows in the rear elevations when these are bedroom and bathroom spaces.

How will the allotments be managed on the site or will this just become a dumping ground? Will the allotments be available to other residents?

The proposed scheme offers some increased concern over the casting of shadow to the front of our property by the restriction of sunlight due to the height and proximity of the proposed plots 7 & 9. Previous schemes had mitigated this issue by setting the properties back and creating a front garden capable of accommodating trees which would have offered improved street frontages and

met the wider Policies of the Local Plan. The Applicant's Design & Access Statement refers to the 45 degree proposal however, in the actual layout this appears to have been reduced significantly and should be addressed directly by the Applicant.

Moreover, as a direct neighbour, we are concerned by the lack of planning in terms of proposed development with the proximity of the proposed properties during construction and what mitigation the Applicant plans to take to protect our personal access to the side and rear of our property, including personal amenity from dust, noise and vibration during demolition, site clearance and the development phases.

We are pleased the Applicant has taken on board the previous boundary issue at the front of our property and that matter would now appear to be resolved, but there is a distinct lack of detail on how that boundary will be created and how this will affect the amenity of our property.

We are keen to engage with the Applicant and to see whether the proposal can respond to a number of the issues we consider important to our on-going amenity of our existing property immediately adjoining the site.