

Comments for Planning Application 17/05699/F

Application Summary

Application Number: 17/05699/F

Address: St Catherines House Dalby Avenue Bristol BS3 4HH

Proposal: Two storey extension to St Catherine's House to provide an additional 14 residential units.

Case Officer: David Grattan

Customer Details

Name: The WHaM WHaM

Address: c/o 20 Cotswold Rd North Bristol

Comment Details

Commenter Type: Amenity - Residents Group

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:WHaM (Windmill Hill & Malago Community Planning Group)

welcomes the opportunity to review the new application for 14 no. flats to be added over 2 floors to the roof of the existing building which is currently being renovated at St Catherine's Court.

WHaM has produced a COMMUNITY PLANNING BRIEF which it encourages the developer to make use of for this and any future proposals in the area.

WHaM is supportive of the re use of the existing building demonstrating an initial sustainable approach to the development, we recognise that this strategy might reduce the noise and inconvenience experienced by the existing residents.

WHaM was pleased to note that the developer has taken note of the need to include affordable housing in their proposals, however we would like to see affordable housing included in all stages of the development. Affordable housing is needed in the area, and WHAM is of the opinion that this should be pepper-potted throughout new development and not concentrated in single areas. Deferring the contribution to a future development that may never be forthcoming is unacceptable, WHaM strongly supports the council's affordable homes policy.

As noted in our planning brief, the heights of the buildings in the surrounding area are generally at a maximum of 4 storeys. In general we do not support the increase in height of any building in the local area. In this case the building already stands to the south of some existing residences and the increase will have a negative impact on daylighting and cause additional overlooking of these units. There is also concern that allowing increases in height of buildings in this area will encourage more taller buildings in the area to be proposed, contravening guidance in Bristol

CityCouncil's spd1 document regarding tall buildings.

We note that the scheme does not include any additional parking for the local area, this will put pressure on existing infrastructure and runs the risk of exacerbating already difficult parking issues in adjacent areas (for example Windmill Hill and Totterdown).

WHaM appreciates that a CIL contribution will be made by this and the future developments in St Catherine's Court but would be keen to see a substantial part of any contribution returned to the local area to relieve already stretched local facilities such as doctor's surgeries, schools and dentists.

The group noted a lack of amenity space attached to the development and no contribution to local green infrastructure included in the proposal so far. The introduction of green roofs and planting would provide habitat for local fauna and the health benefits of local green space should be considered in all inner city residential developments.

We did not feel that the Statement of Community Involvement reflected our experience of the meeting attended by the developer's representative. Whilst the issue of extension of the building with additional floors was noted, there was little other detail presented to the group, rather we were promised that further detail would follow. WHaM followed the meeting up with an email reminder, but did not receive additional detail. We did not provide feedback to the developer as there were no details to comment on ahead of the application being lodged. Whilst we are concerned about the proposals for the wider site, WHaM endeavours to look at all applications of significance to the local area.

WHaM would like to see the development master plan as a whole, and have serious concerns regarding the piecemeal approach to development across the Bedminster Green area which does not seem to follow any overarching strategy and risks jeopardising the communities' future needs.

The material imagery included in the DAS and the precedent of the Project Orange scheme is interesting but the group observed that the panelling shown on the drawings does not reflect the same kind of continuous profiled cladding in the images and the brickwork of the existing building is not the same colour or age and is not a handmade type, a more accurate coloured rendering of the building would be welcome.

WHaM cannot support the additional height because of the poor level of amenity space for the new flats, the lack of affordable housing, concern over the lack of definition of material finishes, the level of overlooking of the existing residents dwellings and there is no comprehensive explanation of how the building fits into the larger development.