

COMMENTS SENT TO BCC FOLLOWING THE PAG MEETING ON 6 NOVEMBER 2017.

Application Summary

Address: Land To Rear 186 Cheltenham Road Bristol BS6 5RB
Demolition of existing vacant storage building and
Proposal: erection of building comprising 2.No student houses
(sui generis use).
Case Officer: Patrick Boxwell
[Click for further information](#)

Customer Details

Name: Mr John Payne
Email: johnpayne997@btinternet.com
Address: 53 Zetland Road, Bristol BS6 7AJ

Comments Details

Commenter
Type: Amenity - Residents Group
Stance: Customer objects to the Planning Application
Reasons for comment:
Comments: Bristol Civic Society has no objection in principle to the residential use of this site. The Society is concerned, however, that this proposal is over intensive for the site which has very constrained amenity space. The second floor bedrooms appear to have only roof lights which would not provide an ideal residential environment. A three bedroom proposal would be more likely to preserve and enhance the character of the Conservation Area.

Application Summary

Address: Unit 8 Clifton Down Shopping Centre Whiteladies Road
Bristol

Proposal: New internally illuminated fascia sign, non-illuminated blade sign, illuminated cathode window sign, non-illuminated metal and vinyl window sign, non-illuminated vinyl decal window sign, non-illuminated metal lettering window sign.

Case Officer: Thomas Wilkinson

[Click for further information](#)

Customer Details

Name: Mr John Payne

Email: johnpayne997@btinternet.com

Address: 53 Zetland Road, Bristol BS6 7AJ

Comments Details

Commenter Type: Amenity - Residents Group

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Bristol Civic Society objects to the proposed signage. The internally illuminated letters of the 8.29m wide fascia sign and the internally illuminated window display would be harmful to the amenity of the Whiteladies Road Conservation Area.

Application Summary

Address: 1 Stillhouse Lane Bristol BS3 4EB
Proposed construction of 1 no replacement dwelling and change of use from a commercial workshop and

Proposal: construction of 1 No. new dwelling with associated works.

Case Officer: Alex Hawtin
[Click for further information](#)

Customer Details

Name: Mr John Payne
Email: johnpayne997@btinternet.com
Address: 53 Zetland Road, Bristol BS6 7AJ

Comments Details

Commenter Type: Amenity - Residents Group

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Bristol Civic Society does not object to the principle of residential development on this site. The Society considers that the size of the site and the character of the Conservation Area are more suited to a single dwelling development. The amenity space available to support two dwellings is very limited. The dormers on the dwelling fronting Stillhouse Lane appear to be large compared to the overall size of the roof.

Application Summary

Address: 144 Cheltenham Road Bristol BS6 5RL
Outline application - removal of single storey workshop, erection of rear extension to create 3 no. additional apartments and alterations to existing apartments to create an additional bedroom and a roof terrace (Access, landscaping, layout and scale to be considered).

Proposal:

Case Officer: No case officer assigned
[Click for further information](#)

Customer Details

Name: Mr John Payne
Email: johnpayne997@btinternet.com
Address: 53 Zetland Road, Bristol BS6 7AJ

Comments Details

Commenter Type: Amenity - Residents Group

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Bristol Civic Society is reluctant to comment on an outline application for such an intensive proposal in a Conservation Area. We consider that the proposal, as far as it goes, is over intensive but reserve our comments for a full application other than noting that the Society has no objection in principle to residential development on this site provided the accommodation proposed is suitable in terms of its relationship to the size of the site and the character of the Conservation Area. This cannot be assessed with an outline application.

Application Summary

Address: 144 Cheltenham Road Bristol BS6 5RL
Removal of single-storey workshop, erection of rear extension to create 2 additional apartments and alterations to existing apartments to create an additional bedroom and roof terrace.

Case Officer: Thomas Wilkinson

[Click for further information](#)

Customer Details

Name: Mr John Payne
Email: johnpayne997@btinternet.com
Address: 53 Zetland Road, Bristol BS6 7AJ

Comments Details

Commenter Type: Amenity - Residents Group
Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Bristol Civic Society has a number of concerns about the application and the proposal although the Society does not object in principle to residential development on the site. The absence of a proposed section makes it difficult to fully assess the proposal. There is little amenity space at ground level. Whilst the proposed roof terrace could alleviate that issue for the third floor flat, it is not clear what the impact of the roof terrace would be on the character of the Conservation Area. Although the applicants state that it would not be visible from the road, it is not clear if the roof would affect views from higher levels in nearby properties. A less intensive proposal could be more suited to the character of the Conservation Area.

Application Summary

Address: Blockbuster Video Winterstoke Road Bristol BS3 2NS
Display of 3x externally illuminated fascias, 1x
Proposal: internally illuminated post sign, and various window
manifestations.
Case Officer: Amy Prendergast
[Click for further information](#)

Customer Details

Name: Mr John Payne
Email: johnpayne997@btinternet.com
Address: 53 Zetland Road, Bristol BS6 7AJ

Comments Details

Commenter
Type: Amenity - Residents Group
Stance: Customer objects to the Planning Application
Reasons for comment:
Comments: Bristol Civic Society considers that the internally illuminated post sign in the landscaped frontage would be harmful to the amenity of the street scene. The Society does not object to the remaining proposed signage.

Application Summary

Address: Kingsley House Cotham Brow Bristol
Proposal: Proposed construction of three bedroom mews house to rear of existing apartments.
Case Officer: Jack Jones
[Click for further information](#)

Customer Details

Name: Mr John Payne
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Address: 53 Zetland Road, Bristol BS6 7AJ

Comments Details

Commenter Type: Amenity - Residents Group
Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Bristol Civic Society does not object in principle to the residential development of this site. The proposal, however, does not relate to adjacent properties in Kingsley Road. Its building line stands well forward of its neighbours almost abutting the pavement. The use of timber cladding and the narrow fenestration at first floor level clash with the prevailing style. As it stands, the Society considers that the proposal would be harmful to the street scene and the character of the Conservation Area.

Application Summary

Address: 51 Park Street City Centre Bristol BS1 5NT
Conversion of upper floors (1st, 2nd and 3rd) into 3x self-contained flats with associated alterations.

Proposal: Reinstatement of Coach House to the rear facilitated by the erection of a second floor rear extension and associated alterations.

Case Officer: Andrew Cross
[Click for further information](#)

Customer Details

Name: Mr John Payne
Email: johnpayne997@btinternet.com
Address: 53 Zetland Road, Bristol BS6 7AJ

Comments Details

Commenter Type: Amenity - Residents Group

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

Reasons for comment:

Comments: Bristol Civic Society was concerned that it could not assess the proposal due to a lack of relevant plans and elevations.

Application Summary

Address: 78 Glass House Bristol BS1 3BX
Fascia sign to shop front and bus stop hanging sign to end of shop front. Both in blue aluminium base with red acrylic letters internally illuminated.

Proposal:

Case Officer: Stephen Moore
[Click for further information](#)

Customer Details

Name: Mr John Payne
Email: johnpayne997@btinternet.com
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Comments Details

Commenter Type: Amenity - Residents Group

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Bristol Civic Society objects to the projecting sign. It would be an internally LED illuminated box sign. The Society considers that this would be detrimental to the street scene and suggests a more subtly illuminated sign.

Application Summary

Address: 6 Tyndalls Park Road Bristol BS8 1PY
Demolition of boundary wall and construction of a two storey building containing 2no. studio apartments (sui generis use) with associated provision of amenity space, refuse and cycle storage.

Case Officer: Susannah Pettit

[Click for further information](#)

Customer Details

Name: Mr John Payne
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Address: 53 Zetland Road, Bristol BS6 7AJ

Comments Details

Commenter Type: Amenity - Residents Group
Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Bristol Civic Society objects to the proposal. It is out of keeping with the grain of the Conservation area in this area. The use of timber cladding and the fenestration in the ground floor elevation to Elmdale Road seem particularly inappropriate. The proposal would be harmful to the character of the Conservation Area. If this backland is to be used for increasing the density of development in this area, it should be done on a comprehensive basis which enhances the character of the Conservation Area.

Application Summary

Address: Taylor Maxwell And Co Clifton Down Bristol BS8 3NW
Proposal: Proposed increase the number of parking spaces at the front of the building from 8 spaces to 16 spaces.
Case Officer: Patrick Boxwell
[Click for further information](#)

Customer Details

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Address: 53 Zetland Road, Bristol BS6 7AJ

Comments Details

Commenter Type: Amenity - Residents Group
Stance: Customer objects to the Planning Application
Reasons for comment:

Comments: Bristol Civic Society objects to the proposal. Doubling the parking provision from 8 to 16 spaces would encourage more car journeys to the location. This would add to the heavy traffic already experienced in and around this site and to air pollution. If the Council is minded to grant planning permission the car parking spaces provided should be carefully integrated into the landscaped setting of the Grade II* Listed Building.

Application Summary

Address: First And Second Floor Flat 182 Redland Road Bristol
BS6 6YH

Proposal: Change of use from C3 (single dwelling) to C4 (HMO)
and associated external alterations including
replacement and alteration of existing windows and
openings, erection of a dormer window extension to
rear roof slope and installation of velux window to front
roof slope.

Case Officer: Anette De-Klerk
[Click for further information](#)

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Stance: Customer objects to the Planning Application
Reasons for comment:
Comments: Bristol Civic Society is concerned that the change o
an HMO will increase overlooking of neighbouring g
as bedrooms are, in effect, living rooms in HMOs. I
also be likely to in pressure for on-street parking in
area.

Application Summary

Address: 19-20 The Arcade Bristol BS1 3JD
Proposal: Installation of 2x illuminated signage to Horsefair elevation.
Case Officer: Kayna Tregay
[Click for further information](#)

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Address: 53 Zetland Road, Bristol BS6 7AJ

Comments Details

Commenter
Type: Amenity - Residents Group
Stance: Customer objects to the Planning Application
Reasons for comment:
Comments: Bristol Civic Society objects to the proposed internally illuminate signage on the Horsefair elevation. This is a Listed Building and is a prominent feature terminating the Arcade. Internally illuminated signage would be harmful to its appearance and a much more subtle solution should be sought.

