



7 April 2023

My ref: 17A/B AVONDALE ROAD

Your Ref: APP/X1735/W/223311518

The Planning Inspectorate

3C

Temple Quay House

2 The Square

Bristol

BS1 6PN

Dear Jacky Parsons,

Thank you for your Email of 6 April and its enclosures. I would like to make a few salient points regarding the LPA Statement of Case.

4.7 The owners have constantly cut back the foliage in the garden pending the result of the original application and this appeal.

4.2 The proposed bungalow would not be in direct line of sight to traffic travelling South. It is an oblique view and will partially mask the unappealing view of the rear of 17 A/B Avondale Road which extends over 2 storeys to the pavement where it is in line of sight. The proposed building will enhance Brooklyn Drive.

4.5 The plot sizes and particularly the length of the gardens in Avondale Road is now considered inappropriate under CS16 as wasteful use of land. The proposed development neatly makes use of the "brownfield" land adjoining Brooklyn Drive.

4.13 The proposed building makes effective use of land and creates a beautiful and safe place similar to the bungalows in Avondale Road with wide fronts. We contend that significant weight should be given to the enhancement of Brooklyn Drive, rather than the 2-storey properties in Avondale Road which have created such traffic problems.

The LPA contends that the site is small, yet highly prominent. How can it be both, particularly when 17A/B Avondale Road behind the proposed bungalow is far more prominent to traffic?

4.12 We contend that the tilted balance policy gives significant preference to the proposed development and respectfully ask the Inspector to allow the appeal.

Alan Wood (agent)