



Planning Application

21/P/0076/FUL

Demolition of existing garage and erection of a detached 1 bed dwelling.

at

Land Adjacent to 2 Sunnyside Road, Weston-super-Mare

The Weston Civic Society is aware that planning application 19/P/2422/FUL for this site was refused for a number of reasons including:

The proposed development, by reason of its design, siting and scale will be out of keeping with the existing property and will be harmful to the street scene and the application site is in an area at risk from flooding.

It is acknowledge that the proposal represents an imaginative use of this awkward and constricted site and tries to overcome the previous reasons for refusal. However, the Society has three issues it wishes to raise.

- An objection to the removal of the existing stone boundary wall and pillar. Sunnyside Road is a traditional Victorian street with stone boundary walls and front gardens all of which are intact.



The wall should be retained by reducing the proposed car parking on site provided by two garages under the dwelling area which is in excess of the planning requirement. Neighbours to the property utilise on street parking or parking could be provided at the side of the proposed building.

- The intention to replicate the architecture of the adjoining Victorian houses at first floor level to presumably overcome the concern of *out of keeping*, may well serve to undermine the original and historic nature of Sunnyside Road.





- The proposal to provide the two garages at ground level (to overcome flooding concerns) gives a very strange appearance to the property and is definitely not in keeping with the street scene.

The Society would suggest a rational and modern approach to the design of the building maybe more appropriate.

The Society believes the application in its current form should be refused.

08 February 2021

www.westoncivicsociety.org.uk