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**Statement to Planning Committee 30/06/2021**

**20/04067/FUL**

Waterworks Cottage, Charlcombe Way, Fairfield Park, Bath, Bath And North East Somerset, BA1 6JZ

Extension and alteration to existing Cottage and creation of two detached dwellings

***Against***

**BPT maintains that the cumulative scale, massing, and density of the proposed development would constitute overdevelopment of this garden site, and would harm local landscape and townscape character.**

The area is of a mid-density residential grain with dwellings set back from the road with generous private gardens. The site’s subdivision to provide three dwellings would therefore result in excessively cramped overdevelopment of the site uncharacteristic of established townscape form, pattern, and grain.

The siting of plot 2 would be located in close proximity to the cottage, impacting upon its historic setting, and unbalancing the cottage’s central position, resulting in harm to the Non-Designated Heritage Asset.

This development would further urbanise Bath’s rural periphery with increasing residential density and hard landscaping, with direct inter-visibility with the AONB and Green Belt. The site is rural in character and retains a strong visual connection with its landscape setting with unobscured views across the World Heritage Site.

The densification of this garden site would detract from retained green landscape character and visual openness of the townscape in views from and across the Green Belt and AONB.

This application constitutes overdevelopment of the site, harm to the setting of a Non-Designated Heritage Asset, harm to the indicative townscape setting of the conservation area, AONB, and Green Belt, and harm to the Green Setting OUV of the World Heritage Site. We therefore call for this application to be refused.