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**Statement to Planning Committee 28/06/2023**

**22/04431/FUL**

Regency Laundry Service, Lower Bristol Road, Westmoreland, Bath, Bath And North East Somerset, BA2 3BX

Redevelopment of the former laundry services site to provide three storey building plus inset mansard roof comprising self-storage units (Use Class B8) with ancillary Business Centre Facility, signage and associated works

***Against***

This area of Lower Bristol Road remains low-profile in scale and form, fronted by two-storey terraced residential buildings including the Grade II terraces at Victoria Buildings, Park Place, and Belvoir (‘Beaver’) Castle. Some traditional three storey buildings do punctuate the townscape, but the overall effect is a continuous two storey row that is carried through by the low-rise frontage of the Regency Laundry premises.

In accordance with planning policy redevelopment must aim to contribute positively to the prevailing local character and distinctiveness and urban grain.

This planning authority should be aiming to raise standards of design that better integrate this site, and any site, with its surroundings and enhance the public realm in this part of the World Heritage Site. The standardised, ‘anywhere’ ‘off the peg’ approach proposed very clearly would not contribute positively to local distinctiveness or the site’s townscape context.

Paragraph 126 of the National Planning Policy Framework, with which this development should comply, states that “*the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve*.”

While your officer has concluded that the height, scale, and massing of development are, on balance, acceptable, the revisions made to the scheme HAVE NOT successfully addressed issues with blank treatment of the external elevations to the sides and rear and resulting poor quality townscape.

We encourage the Committee to push for schemes of a much higher standard to reinforce local placemaking objectives.

The deep floor plan, four storey massing, high-density and overbearing building form and absence of articulation, are NOT considered to actively ENHANCE or ADD TO the character or appearance of its local context and would have an adverse impact on the amenity of neighbouring occupiers.

**The excessive height, scale, massing, and bulk of development would cumulatively result in the overdevelopment of the site, and would have an adverse impact on the domestic scale of its surrounding townscape character, contrary to Local Policies D1, D2 & D3.**

**We therefore call for this application to be refused.**