



The Counties Residents' Association

Protecting the interests of the community

10 April 2007

Mr A Dale BA (Hons) MA MRTPI
The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Dear Mr Dale,

Appeal No: APP/W5780/A/04/1152479

We are at a loss to understand how the above development can meet current planning regulations and would welcome your enlightenment on the subject.

The particular parts of your letter which we have difficulty with are with the two main issues which you define:

1. The effect of the development on the character and appearance of the area.
2. The effect on the living conditions of the occupiers of nearby residential properties, with regard to visual impact, privacy and disturbance from car parking movements.

The effect of 1 is devastating; the building is totally out of scale and character with the area and has been called "the carbuncle" by our residents.

The effect of 2 is that it is totally intrusive – so much so that the owner of the lovely cottage house style house opposite – 47 Leicester Road – is demolishing the property on which he has made extensive improvements. He feels so overwhelmed by the Higgins flats – known as the Garden House – that he has decided to build 8 flats on his site.

These Higgins flats are so awful that they still have not sold many of them – usually Higgins sells its developments very quickly – often off the board.

In view of this, our residents are most anxious that you come and see this development for yourself. Please contact me on the above address or telephone about this.

Yours sincerely,

HELEN E ZAMMETT
Chair