



Chairman, Planning Sub Committee
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The Planning Inspectorate
Room 3M, Temple Quay House
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5th December 2017

Dear Sir

Planning Application no: 16/01654/ FUL. 10-12 Priory Road, Malvern
Planning Appeal no. APP/J1860/W/17/3182709

The Malvern Civic Society submits that the appeal be dismissed. This document is a supplement to our representation for refusal of the planning application, dated 20 December 2016.

The planning application proposed that an apartment block of 6 residences on three floors shall be built closely adjacent to the wall forming the eastern boundary of the adjacent public park. The uppermost floor of the block would be visible over the top of the wall [see site Section drawing 99518p20] and would obstruct the eastern view from the park, to the admitted detriment of the public amenity. This opinion can be objectively substantiated at the point of determination of the appeal.

The developer's justification for the overlooking of the wall by an upper story of the block is: *“From the first pre-application enquiries and meetings we were encouraged to rise above the wall by the officers, and this formed our design brief. Therefore the Apartment block intentionally looks over the wall in order to enhance the heritage asset by dissuading anti-social activity from taking place in that region of the park. This is the genuine reason we were given by MHDC and encouraged by Planning Services Manager to go one storey higher than the wall (Passive Surveillance).”*

The alleged opinion by the Planning Services Manager, that anti-social behaviour would be dissuaded by the overlooking, favours the appeal and is speculative.

Our opinion is that 'big-brother' overlooking of the activities of park visitors by apartment residents is likely to be unpopular with park visitors and, if so, would reduce the social value of the heritage assets. This opinion is also speculative. It is also speculative that intrusive view from upper story apartment windows over the park boundary wall would offer a provocation to antisocial elements, should they exist, to commit undesirable conduct.

On the basis that a demonstrable positive heritage value i.e. views by the general public from the park, attracts more weight than the speculative disadvantages, the appeal should be refused.

Yours faithfully

Graham Myatt
Chairman, Planning Sub-Committee
For and on behalf of Malvern Civic Society