

From: Sarah Hollingworth [REDACTED]
Sent: Sunday, September 1, 2024 10:35 PM
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Subject: Objection Letter to Section 62A Planning Application: S62A/2024/0056 1 Repton Road, Brislington, Bristol, BS4 3LS

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01/09/2024

Dear Sir/Madam,

I am writing to object to the planning application for external alterations at 1 Repton Road, Brislington, Bristol (Application Reference: 24/02548/COU/ S62A/2024/0056). I have serious concerns regarding the impact these alterations will have on the character of the local area, as well as on the overall community.

1. Impact on Local Character and Appearance

The proposed external alterations, which include replacing the ground floor shop front with separate windows and doors, will significantly alter the character of the existing building and its contribution to the local street scene. While I acknowledge that the applicant references compliance with policies BCS21, DM26, and DM30, the proposed changes do not align with the historic commercial nature of this area. The shopfront is a key feature that contributes to the vibrant commercial identity of Sandy Park. Sandy Park is an identified local centre/ high street and the commercial units at this end of Repton Road form part of this high street. The removal of the shopfront and its replacement with a more residential-style façade undermines the distinctiveness and historic character of the area, particularly in a zone that has traditionally been dedicated to small businesses serving the community.

2. Precedent for Future Development

Allowing this conversion sets a concerning precedent for similar alterations in the future, leading to the gradual erosion of commercial spaces on the High Street. Such a trend could diminish the area's appeal as a local hub for businesses and services, which is critical to maintaining the economic vitality of the community.

3. Potential Impact on Residential Amenity

The planning application downplays the potential impact on residential amenities. The proposed alterations could result in an imbalance between residential and commercial uses in the area, potentially leading to issues with traffic, parking, and noise, particularly as the building transitions from a commercial to a primarily residential property. There is already substantial parking issues on Repton Road and the surrounding streets.

4. Compliance with Planning Policies

The application asserts compliance with policies BCS21, DM26, and DM30, yet it seems to disregard the specific requirement to maintain and respect the local character and distinctive nature of the area. The proposed changes, rather than enhancing the urban design quality, detract from the commercial vitality that these policies seek to protect.

Conclusion

For these reasons, I respectfully urge the planning inspectorate to refuse this application. The proposed external alterations at 1 Repton Road will negatively impact the character and appearance of the building and the surrounding area, and could set a precedent that threatens the future of Sandy Park (including the end of Repton Road) as a vibrant commercial district.

Thank you for considering my objection.

Yours sincerely,

Sarah Hollingworth

