

From: Owen Rutter [REDACTED]

Sent: Sunday, September 1, 2024 10:47 PM

To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>

Subject: Objection to Section 62A Planning Application: S62A/2024/0056 1 Repton Road, Brislington, Bristol, BS4 3LS

Objection to Section 62A Planning Application: [S62A/2024/0056 1 Repton Road, Brislington, Bristol, BS4 3LS](#)

01 September 2024

Dear Sir/Madam,

I am writing to express my strong opposition to the planning application concerning the external alterations at [1 Repton Road, Brislington, Bristol](#) (Reference: 24/02548/COU/ S62A/2024/0056). I have significant concerns about how these proposed changes could affect both the local character and the broader community.

Firstly, the planned alterations, which involve replacing the current shop front with separate windows and doors, will greatly change the existing building's character and its role in the local street scene. Although the applicant claims adherence to policies BCS21, DM26, and DM30, these changes do not fit with the historical commercial essence of the area. The shopfront is a vital feature that supports the lively commercial identity of Sandy Park. As Sandy Park is an established local centre, the commercial units at this section of Repton Road contribute to its high street character. The proposed replacement of the shopfront with a more residential-style façade diminishes the unique and historical character of this area, which has traditionally been dedicated to small businesses.

Moreover, approving this application could set a worrying precedent for future developments. It may lead to a gradual loss of commercial spaces on the High Street, negatively affecting the area's attractiveness as a local business hub, which is essential for the community's economic health.

Additionally, the application does not adequately address the potential impacts on residential amenities. The proposed changes might disrupt the balance between residential and commercial uses, leading to increased issues with traffic, parking, and noise, especially if the building shifts from a commercial to a primarily residential use. Repton Road and its surrounding streets already face considerable parking challenges.

Although the application claims compliance with policies BCS21, DM26, and DM30, it appears to overlook the necessity to maintain and respect the local character and distinctive nature of the area. Instead of enhancing urban design quality, the proposed alterations seem to undermine the commercial vibrancy these policies aim to protect.

Given these concerns, I respectfully request that the planning inspectorate reject this application. The proposed changes at [1 Repton Road](#) would adversely impact the building's character and the surrounding area, potentially undermining the future of Sandy Park as a thriving commercial district.

Thank you for considering my objections.

Yours sincerely,

Owen Rutter