

**From:** Councillor Fabian Breckels [REDACTED]  
**Sent:** 25 March 2025 16:39  
**To:** Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>  
**Subject:** S62A/2025/0082 265-267 Church Road, Bristol BS5 9HU

Hello,

I write to object to this development, not as the ward councillor but as a nearby resident, as an 8 bedroom HMO on this site would be gross overdevelopment, with only one significant shared space meaning residents would be confined to small rooms if they needed any space. There is no indication on the plans of any meaningful outside space to the rear, and no rear access, and the front of the property opens straight onto the pavement. There is no parking provision and no guarantee that residents would be car free. The living conditions would be cramped and overcrowded if the site was fully occupied. The retail unit is one space with a loo in the corner, with no provision for storage or anything.

We should not be approving sub-standard accommodation in an area where rents are very high.

The site is on a major local high street and this is the wrong development on this site. A larger retail unit and one reasonable size flat would be appropriate re-use for what I accept is a currently vacant site.

Regards

Cllr Fabian Breckels  
Labour/Co-operative Party  
St George Troopers Hill

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link: <https://democracy.bristol.gov.uk/documents/s26341/Cllr%20Fabian%20Breckels.pdf>

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