



# Planning Inspectorate

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John Rooney  
Stokes Morgan Planning

Your Ref:

Our Ref:

S62A/2025/0091

Attachments:

None.

Date:

25 April 2025

Dear John

**Town and Country Planning Act 1990 (Section 62A Applications)**  
**Application for Planning permission for Erection of a second floor roof extension, demolition and rebuilding of a single storey rear extension, and change of use of upper floors and part of ground floor from ancillary commercial space to a large a 8-bed HMO. New shopfronts to retained ground floor commercial units**

**At**  
**265-267 Church Road, Bristol, BS5 9HU**

The consultation period for this application has now ended. All responses received have been published on the gov.uk website;

<https://www.gov.uk/guidance/section-62a-planning-application-s62a20250091-265-267-church-road-bristol-bs5-9hu>

Inspector N Robinson BA (Hons) MA MRTPI has been appointed to determine the application.

Following a [procedural review](#) the application is to be determined on the basis of representations in writing as it does not raise issues which cannot be clearly understood from the written submissions. We'll update the procedure on the application website page shortly.

The appointed person has made the following comments:

## **Additional information**

The Council have commented on the proposal as follows:

"The application submission is unclear in terms of the exact form of the proposed roof and junctions with neighbouring properties and the front parapet- section drawings should be provided to illustrate this accurately... An elevation in context has not been submitted." The Inspector requests that the following additional information be

supplied:

- Sections/ detailed drawings of the alterations to the front and rear elevations (including details of junctions with neighbouring properties);
- Sections clearly labelled with the internal floor height for each room.

### **Suggested amendments**

The Council's Urban Design Officer commented: 'The main design concept here should be 'repairing the frontage'. If there is not attempt of bringing forward the façade of the recessed existing first floor (No.265), the lower ground floor on this part of the elevation should offer a positive and attractive retail space. It should be an upgraded and integrated addition, considering the proportions of facias of adjacent buildings." The Inspector requests that consideration be given to these comments in relation to the alterations to the façade and invites amended plans to address this.

The Council's Transport Development Management Team (TDM) commented: "While the proposed number of cycle parking spaces (4 Sheffield stands, 8 total) is acceptable and exceeds the minimum requirement specified in the parking standards schedule (appendix 2 of the SADMP, 2014); the dimensions of the cycle store and the spacing of the Sheffield stands are too small in relation to the TDM cycle parking design guidance <https://www.bristol.gov.uk/files/documents/4258-3-5-1-cycle-parking/file>, rendering them unusable.

TDM accept the proposed number of (refuse) containers for the residential unit set out in the cover letter. However, the applicant has not demonstrated on their plans that there is sufficient space for all required containers. Furthermore, no details have been provided regarding commercial waste storage for the retail unit. This must be kept strictly separate from domestic waste, in its own dedicated store."

Whilst noting that the Council have requested that details of the refuse and cycle storage to address the above comments be dealt by condition, the Inspector considers that it is necessary to consider this detail as part of the planning application to ensure that the site has the capacity to make the necessary provision for waste and cycle storage without significant changes to the proposed layout. Therefore, amended plans showing bin and bike storage which complies with the TDM's advice (for both the retail and residential unit) are requested to address these issues. Confirmation of where containers will be placed for the retail and residential units on collection day is sought.

The proposed retail unit does not appear to have any storage space and the Inspector is concerned about the impact this may have on the viability of this unit. It is suggested that the layout is amended to incorporate storage space for the retail unit.

The Inspector agrees with the Council's Urban Design Officer's comments that locating the bin store at the existing retail frontage (No.267) seems a missed opportunity. It is requested that consideration be given to re-siting the bin/ bike stores- for example could the existing retail frontage be used as the kitchen/ lounge or a bedroom and the bin and bike store sited towards the rear of the property.

The above additional and amended plans are requested within the timescale indicated below.

### **Conditions**

Comments on the list of suggested planning conditions from the Council are also invited by the date below.

## CIL

It appears that this proposal is CIL liable. Clarification is sought on how the applicant intends to address this matter.

Please be aware that these are interim comments, and the appointed person has yet to fully consider the application.

Please confirm whether you wish to seek to address the above by submitting amended / additional plans by **16 May 2025**. On receipt of any response, we may need to reconsult with relevant parties.

In order to allow the applicant the opportunity to respond to the points above, and any necessary re-consultation, please can the applicant agree to extend the determination date to **16 June 2025**.

A copy of this letter has been sent to Bristol City Council for their information.

Yours sincerely,

*Leanne Palmer*

Leanne Palmer  
Section 62A Applications Team