

**From:** grzegorz krol [REDACTED]

**Sent:** 30 April 2025 22:06

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

**Subject:** S62A/2025/0092 Objection to Planning Application 25/11086/PINS – 10 Melvin Square & 1 Ilminster Avenue, Bristol BS4 1LZ

To Whom It May Concern,

I am writing to formally object to the planning application referenced above concerning the proposed ground, first and second floor extensions at 10 Melvin Square and 1 Ilminster Avenue, Bristol BS4 1LZ.

The proposed development poses serious concerns for the safety, accessibility, and overall functionality of the immediate area, specifically due to the following reasons:

**1. Traffic Congestion at Roundabout Exit:**

The location of the development is directly at the exit of a busy roundabout. Increasing the density of the building (including creating two large HMOs with a total of 16 bedrooms) will significantly increase traffic, both vehicular and pedestrian, at an already congested and sensitive junction.

**2. Obstruction by HGV Deliveries:**

The property owner operates a large retail store adjacent to the development site. This store receives frequent HGV deliveries, which often block the exit of the roundabout. This regularly causes delays for local traffic, including public transport buses, which are forced to wait until the unloading is complete to proceed safely. These delays negatively impact the local transport network and public service reliability.

**3. Pedestrian Safety Risks:**

The HGV deliveries not only block vehicle access but also frequently obstruct footpaths around the roundabout. This is particularly hazardous for schoolchildren and parents walking to nearby schools, as the pavement is often completely blocked, forcing them to step into the road. This poses an unacceptable risk to pedestrian safety.

**4. Lack of Parking Provision:**

The proposed development does not provide any parking spaces for future residents. The area already suffers from high demand for parking, and the addition of multiple HMO residents will exacerbate this issue. There is no nearby provision to accommodate additional vehicles, leading to likely illegal or obstructive parking.

**5. History of Planning Irregularities:**

The property owner has a history of disregarding planning regulations. Notably, there remains an unresolved issue regarding the construction of a 61m<sup>2</sup> structure that was built without planning permission. This raises serious concerns about future compliance with regulations and the respect for planning conditions.

For all the reasons outlined above—particularly the exacerbation of traffic congestion, safety risks to pedestrians, inadequate parking provision, and the applicant's poor record of planning compliance—I strongly urge the Planning Inspectorate to reject this application.

Yours faithfully,

Grzegorz Krol

