

From: [REDACTED]
Sent: 31 May 2025 10:34
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Subject: 7 Belvedere Road, Bristol, BS6 7JG

S62A/2025/0101 [7 Belvedere Road BS6 7JG](#)

Address: 7 Belvedere Road BS6 7JG

Proposal: Change of use from flats to a 12 bed extension to the Nursing Home at 8/9 Belvedere Road.

Customer Details: Mrs Joanna Elson
[REDACTED]

Commentator type: Neighbour

Stance: Customer objects to the planning proposal

Comment:

I object to the planning application S62A/2025/0101 to change the use of 7 Belvedere Road, BS6 7JG from 3 flats into a 12 bedroom extension of the adjacent Care Home, Glenview Nursing Home, located at 8/9 Belvedere Road.

[REDACTED] and heard of this planning application from my neighbour.

The planning application is the 4th submitted to incorporate 7, Belvedere Road into Glenview Nursing Home and seems to be same as the previous one. The other 3 applications were refused including on appeal.

The South side of Belvedere Road has changed from having 2 Care Homes occupying 2 of the 11 properties to the current state of having 3 Care Homes occupying 5 of the 11 properties. Of these 5 properties, 4 have expanded their capacity by infilling the gaps between short terraces of houses to create longer terraces. If the current application is successful there will be 6 of the 11 properties devoted to commercial Care Homes which seems an over-intensive development. The creeping expansion of Care Home provision in one short residential road distorts the mixed community which we, the current residents, are attempting to retain.

The proposed change in use of 7, Belvedere Road would result in the loss of 3 spacious, family sized flats. Westbury Park is an attractive residential area, property in the area is in great demand due to the area's excellent facilities in terms of schools (primary and secondary), shops, churches, local parks and good public transport so the loss of 3 flats is not insignificant. The need nationally and locally for more Care Home accommodation is balanced by an equal need for more housing.

The Planning Inspector did not refuse the previous application on the grounds of over-intensive development of Care Homes in one street. However, I believe, that it is the existing over-intensive development that is causing such an impact on local residents.

The grounds for refusing the previous planning application revolved around parking issues and the use of the road by ambulances and delivery vehicles causing road blockages and road safety concerns. The application to create 12 more Care Home spaces at 7, Belvedere Road, would inevitably increase the demand for parking (visitors and staff) and also increase the frequency of deliveries and ambulance use. I see that a parking survey was included with the current application and that it concluded that there were parking spaces available in the vicinity of Glenview. This parking survey has been severely challenged by a local resident whose own survey comes to a very different conclusion and one more in keeping with our own experience. Visitors to the house and trades people find it extremely difficult to find a space for their vehicles. Regardless of the wider availability of parking, ambulances and delivery vehicles need to park close to the Care Home. Due to the size of the vehicles there is never kerbside parking available and so the drivers have no options other than to block driveway entrances or to block the highway. Deliveries can easily take 0.5 hours to unload and sometimes longer. Ambulances are regularly stationary for up to an hour. We try to be tolerant and good neighbours as the lack of parking is not the fault of the drivers of these vehicles. However, there is no question that the normal operation of the Care Homes has a huge impact on the other residents of the road.

Glenview is not able to alleviate the deficiencies in the parking provision as the properties that comprise the Care Home are 4 storey terraced houses positioned very close to the pavement with little outside space.

In my opinion, these premises are just not suitable for housing dementia patients. In addition to being unable to provide parking they have little outside/green space for the residents' use. There is no designated service entrance for deliveries and no space to screen the waste bins, 10 (6 of them industrial sized) of which are lined up in full view of the road along the boundary with the pavement.

I believe that adding a further 12 Care Home spaces by incorporating yet another building (7, Belvedere Road) is the wrong approach and that the effort and expense should be targeted at a more appropriate site.