

From: Jessica Bett [REDACTED]

Sent: 15 July 2025 18:43

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

Subject: 25/12462/PINS | Change of use from 2no. self-contained flats used by a single person or household

Dear PINS

I have read the application letter and have the following comments as [REDACTED] who will be affected by noise and parking:

In considering the concentration of HMOs it should be noted that this application is for two separate HMOs.

As a factual update the consented HMO at 253 Gloucester Road is almost complete but as yet unoccupied.

In addition the Buddhist Centre adjacent to the application site has residents living in it - I am not sure what use class it is but this is relevant in relation to pressure on parking.

In consideration of the impacts on parking on nearby streets the following should be taken into account in this case:

The site is on the Gloucester Road where there is very limited parking available indeed except at weekends. Parking on Brynland Avenue and Morley Square is very difficult due to pressure from a number of sources which are unique to this area including: commuter parking, parking by shoppers or users of other businesses on the Gloucester Road, users of the number of community buildings (Kelvin Players and ballet school, the adjacent gym, methodist church and nursery school, the Baptist church opposite the application site. Alongside the Gloucester Cricket ground. On street parking is therefore under extreme pressure 7 days a week and 24 hours a day in the immediate area of the application site. The accumulation of new HMOs may be below the current definition of concentration but these circumstances should be taken into account.

Finally the new, large and prominent bike shed will result in the loss of potential soft and green landscaping which is not being provided and is not shown in the plans provided. This has happened at 523 Gloucester Road as well where green landscaping has been replaced by shoddy hard landscaping which.

Best wishes

Jessica Bett [REDACTED]