

From: [REDACTED]
Sent: 14 October 2025 22:25
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Cc: [REDACTED]
Subject: Objection to Planning Application S62A/2025/0120 – 286–292 Wells Road, Knowle, Bristol, BS4 2PU

Dear Planning Inspectorate,

I am writing to object to the proposed plan to convert the former bank into new flats at 286–292 Wells Road, Knowle, Bristol (reference S62A/2025/0120). I live [REDACTED] the site, and the development would have a direct and negative impact on my home and daily life.

Access and use of the path

The proposal would see the residents of the nine new flats using the path [REDACTED] to access their bin store. This would also likely mean bins being transported along the path and onto the road [REDACTED] for collection.

The path is narrow and runs directly alongside [REDACTED]. With nine flats relying on it for regular use and bin movements, this would cause frequent disturbance, noise and obstruction. It would also create ongoing issues with cleanliness and waste management, especially if bins are left out or overflow.

We own [REDACTED]. A right of access is granted to the owners of 284, 286 and 288 Wells Road, but it is expressly conditional upon it not being used in a way that causes nuisance or annoyance to others, and upon a fair contribution being made towards maintenance and upkeep. The proposed level of use represents a material change to the existing arrangement and would amount to an unacceptable intensification of use, causing clear nuisance to adjoining residents.

Nowhere in the planning application is there reference to the maintenance responsibilities or financial contribution that would be required for such regular and increased use. To the best of our knowledge, the path is currently used very infrequently, so the proposal represents a significant departure from the established pattern of use.

Parking and traffic concerns

The plans appear to provide limited parking for the new flats. Wells Road and the surrounding streets already experience high parking demand and congestion. Additional cars from nine new properties will increase the strain on on-street parking and make it harder for existing residents to find spaces.

Noise and disturbance from construction

Both myself and my partner work from home and are therefore particularly sensitive to prolonged building noise. We also have a dog that reacts badly to loud sounds, which adds to our concern. I would ask that, if the development proceeds, strict conditions are placed on construction hours and noise levels to minimise disruption to neighbouring homes.

Overall impact on the local area

While we understand the need for new housing, this development in its current form would significantly impact the quality of life for nearby residents. The combination of limited parking and frequent bin access via a narrow residential path makes the proposal unsuitable for this location.

For these reasons, we respectfully ask that the application be reconsidered or refused in its current form.

Kind regards,
Joe and Thurga

