

From: [REDACTED]
Sent: 29 October 2025 15:56
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Subject: Planning application reference S62A/2025/0126 - OBJECT

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Dear sir / madam,

I am writing in response to the above referenced planning application, relating to the demolition of 2 – 5 Highland Square, Clifton, BS82YB, and its redevelopment into 3-storey HMOs. As a local resident who will be greatly affected by the proposed changes, I strongly object to the planning application for the following reasons:

1. The addition of an extra storey to houses 2 – 5 of Highland Square will significantly impact the light available to all properties in the surrounding area, including Wesley Place, Highland Crescent, and especially Worrall Road, to which 2 – 5 Highland Square already holds an elevated position. Furthermore the addition of such additional storeys and terraces will tarnish the skyline of the square and its character.
2. The area already contains a concentration of student and HMO accommodation, with issues of excess rubbish and fly tipping a frequent problem, none moreso than in Highland Square itself. The addition of yet another HMO to the existing conservation area would cause even more of this type of disruption to local residents than there already is.
3. I also draw attention to the serious noise impact that the proposed expanded houses and roof terraces would have on residents on the surrounding roads mentioned above. It is highly likely that the residents of the proposed flats would be playing music and having parties outside on these terraces, which would only add to the noise that already comes from the Coach and Horses pub and pre-existing student accommodation in the area.

To conclude, the application in its current form is not acceptable given the exacerbation it will make to pre-existing issues regarding HMOs, student accommodation, noise, rubbish etc in the area. This area requires more family homes, not more HMOs and student accommodation. Therefore it should be converted as such, not the proposed plans which would severely impact the quality of life, skyline, and potential resale value of all surrounding properties.

Regards,
Ian Tustin

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[REDACTED]
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