

Section 62A Applications Team
The Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
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Our ref: PR002208

Date: 27th November 2025

Sent via e-mail

Dear Madam/Sir,

LOCATION: 16-18 Cherry Lane, Bristol BS1 3NG

PROPOSAL: Application to change the use of the ground floor space from retail (Class E) to 1 no. apartment (C3 residential accommodation).

On behalf of our client Longacre Cherry Lane Limited, we apply for the creation of self-contained flat within the vacant retail space on the ground floor of 16-18 Cherry Lane. The applicant has chosen to take the Section 62A route and submit the proposal directly to the Planning Inspectorate. Notice of this intention was given on the 13th November 2025.

The following plans and documents are submitted in support of this application:

- Application form and certificates.
- Drawing no. 2668-0101-01_Existing Ground Floor Plan
- Drawing no. 2668-0201-01_Existing Cherry Lane Elevation
- Drawing no. 2668-2101-02_Proposed Ground Floor Plan
- Drawing no. 2668-2201-01_Proposed Cherry Lane Elevation
- 3670- 16 Cherry Lane, Bristol - Internal Daylight Assessment
- DER output

- Energy Statement
- TER output

Application site and background

The application site is located on Cherry Lane, near the intersection with North Street within the Stokes Croft district of the city centre.

The existing property consists of several buildings, featuring a three-storey section at the eastern frontage and single-storey structures with both flat and pitched roofs towards the western and rear areas. The building's façade is rendered and incorporates a full-width shopfront, while the rear buildings are constructed with brick and finished with tiled or corrugated iron roofing. Access to the property is restricted to the front entrance.

The property is currently occupied as residential apartments on the upper floors with a vacant ground floor apart from the bicycle and refuse storage areas.

The subject building does not fall within a designated conservation area. Additionally, the site is not part of a protected shopping frontage.

Proposal

It is proposed to use the ground floor as a residential unit in Use Class C3. The proposal will provide refuse, recycling and bicycle storage in the vacant space at the rear of the building.

Planning Considerations

The local development strategy relevant to the application proposal comprises the Bristol Core Strategy 2012, the Bristol Site Allocations and Development Management Policies (Adopted July 2014) and policies in the Bristol Central Area Plan (Adopted March 2015).

Planning Assessment

Principle: The proposed development of an additional residential unit within the underutilised ground floor spaces aligns with both the relevant Local Plan policies and the National Planning Policy

Framework (NPPF). The floor area in question remains vacant, with limited commercial interest for retail purposes. The site is not in a protected retail frontage and the proposal does not conflict with the objectives set out in policy BCAP15 which seeks to maintain the vitality of local retail provision.

The Local Plan advocates for the efficient reuse of previously developed land and supports the delivery of high-quality accommodation, particularly when it addresses identified local needs such as housing. Utilising this vacant space contributes to optimal land use and helps satisfy demand for accommodation within a sustainable urban environment.

Design: The proposal includes minimal changes to the external elevation, along with careful consideration of privacy and ventilation. There are no adverse impacts in terms of character and appearance and design.

Amenity: With respect to privacy, overlooking, outlook, and daylight, the use of the ground floor is expected to have negligible impact on adjacent properties. The proposal adheres to national space standards, and a daylight report has been commissioned to demonstrate adequate natural light provision for habitable spaces.

Although private outdoor amenity space cannot be provided, the site is conveniently located near several areas of public open space, including King Square.

Transport and Access: Access to the site is excellent, with close proximity to amenities and public transportation links. In keeping with the locality's typical car-free residential character, the inclusion of additional cycle storage should be considered appropriate.

Refuse and recycling storage: Additional facilities are incorporated at ground level. Management of this will be via the existing management company.

Summary: Adding an extra residential unit will help address the Council's housing shortage and makes good use of previously developed urban land. Therefore, the proposal represents a sustainable approach to development.

The planning application fee has been remitted via the Planning Portal. For any further inquiries or information, please feel free to contact me.

Ground Floor 16 - 18 Cherry Lane, Bristol, BS1 3NG

Full application to change the vacant ground floor space from Use class E to residential accommodation.

Yours faithfully,

Stokes Morgan Planning Ltd