

From: Angela Groves [REDACTED]
Sent: 09 December 2025 18:54
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Subject: Formal and Strong Objections to Section 62A Planning Application : S62A/2025/0137 - 72 - 74 Gloucester Road, Bristol, BS7 8BF

Dear Section 62A Applications Team,

We wish to formally object to the planning application referenced S62A/2025/0137 for the partial change of use and extension at 72 - 74 Gloucester Road, Bristol BS7 8BF.

We have been resident at [REDACTED]. My objection is based on the following severe conflicts with the Development Plan and established material planning considerations:

1. Severe Impact on Residential Amenity and Local Character.

The proposed 9 unit Apart Hotel (Class C1) will front on to Shadwell Road. This road consists of small owner occupied, single family homes. This development is totally out of character with the established residential setting:

Late night noise and disturbance, slamming car doors, loud chatter and wheelie cases being walked up and down the road. A lot of residents have very young and school age children who need their sleep in order to get up early and go to school the next day! People staying in the new development will not be mindful about this at all!

2. Unacceptable Parking and Highway Safety Issues.

Unsustainable parking demand: Shadwell Road already suffers from huge parking problems, it is often permanently full with vehicles regularly parking dangerously on double yellow lines, at the junction with Gloucester Road.

Increased Vehicle Volume: the proposal could generate demand for up to 9-18 additional cars/vehicles (guest drop-offs, maintenance and cleaning staff) in this precise location. This will render the already problematic parking situation unsustainable for existing residents and make accessing nearby shops more difficult for business owners and patrons. Not to mention ambulances, and refuse collectors serving Shadwell Road.

3. Impact on the Viability of Gloucester Road Shops.

The unique independent shops on the Gloucester Road are reliant on their customers parking nearby. While this is sometimes frustrating for us permanent residents, it is a price we are willing to pay to have such great shops on our doorstep.

We urge the Planning Inspectorate to reject this application, S62A/2025/0137, to protect the established residential amenity and the vitality of the local conservation area and shops. We would welcome a scheme that provides longer - term accommodation suitable for families.

Yours sincerely,
Angela Groves and Paul Fisher
[REDACTED]