

From: [REDACTED]

Sent: 03 December 2025 10:48

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

Subject: Planning Application: S62A/2025/0137 - Objection from [REDACTED]

Dear Section 62A Applications Team,

I 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.

I live at [REDACTED] - this is an end-of-terrace Victorian house. We live [REDACTED] to the proposed development regarding the planning application recently submitted by Honor Properties Ltd.

I have looked at the architectural plans and the proposed structure is very close to our house. The gap between the proposed 2-storey building and our house would be too small for us to carry out any repairs or re-render the outside wall of our house.

The new building of 9 apart hotel rooms would be built on a two-space concrete car park. This would involve demolishing a building at the back of the car park which is joined to our house. It would also mean digging up the car park to lay foundations. A new build structure would entail much deeper foundations - right next to our property. Victorian houses have much more shallow foundations and I am worried this could affect the stability and structure of our house, with obvious worries of subsidence should this construction go ahead in such a confined space.

If planning permission is granted, would it be possible to include a clause that an architectural or structural survey - in our interests but paid for by the developers - is included? Ideally, it would be better for our property if there was a bigger space between our house and the proposed apart hotel, so that we had access to our external wall. Maybe they could reduce the number of rooms and make it smaller?

I would like to add that parking is really difficult in Shadwell Road and any users (potentially 18 temporary people) of this proposed business/building will add to the problem. The proposed development is where the double yellow lines are. There will be no concierge on site - so where will cleaners park when they come to service these 9 rooms?

Also, Shadwell Road is a residential street. It is made up of house owners and rented properties. We have a great community and I don't think a transient hotel is necessary. What Bristol needs is accommodation where people can live permanently.

The developers originally submitted an application two years ago and I can understand why they have now re-submitted. If you have not already looked at their original application, please be aware that there were more than 90 objections to this development - reference number 23/03351/F on the council website.

It was also reported by local news website Bristol 24/7 <https://www.bristol247.com/news-and-features/news/plans-for-airbnb-style-apartments-slammed-by-locals/>

I realise you are very busy with many applications to look at but if you had the time to speak to me then I would really appreciate it. I noticed in the planning application that the architect

would make himself available for a site visit, it would be great if I could be invited to the meeting if you do decide to make a site visit.

Thank you and best wishes,

Caroline and Knud Stuwe

[REDACTED]

[REDACTED]