

From: Elisabeth Dunn [REDACTED]
Sent: 10 December 2025 23:25
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Cc: [REDACTED]
Subject: Formal and Strong Objection to Section 62A Planning Application: S62A/2025/0137 - 72-74 Gloucester Road, Bristol, BS7 8BF

Dear Section 62A Applications Team,

Please find attached a letter detailing my formal objection to planning application **S62A/2025/0137 – 72–74 Gloucester Road, Bristol BS7 8BF** to be submitted as representation to the Planning Inspector.

However, in summary, I am objecting on the grounds that the proposal:

- **Conflicts with the Development Plan and NPPF**, particularly in relation to local character, residential amenity, and community cohesion.
- Represents **overdevelopment** and would introduce an inappropriate level of transient short-stay accommodation into a long-established family residential area.
- Relies on **inaccurate statements** regarding need, parking surveys, and transport assumptions, including misrepresenting the June 2024 parking surveys as “university term-time”.
- Would significantly **worsen already severe parking pressures** and poses **highway safety risks**, especially on the narrow and heavily parked Shadwell Road.
- Provides no credible plans for **waste storage, servicing, refuse collection, or emergency vehicle access**.
- Fails to demonstrate acceptable **internal space standards**, amenity, outlook or design quality for nine units.
- Was accompanied by a **factually incorrect and misleading statutory notice**, potentially preventing proper and fair public participation.

For these reasons, I respectfully request that the Planning Inspectorate **refuse the application**.

Thank you for considering my representation.

Kind regards,

Catherine Elisabeth Dunn

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[REDACTED]

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