

From: George Grace [REDACTED]
Sent: 01 December 2025 11:19
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Subject: S62A/2025/0137, 72-74 Gloucester Road, Bristol, BS7 8BF - OBJECTION

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,

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.

As a long-term resident of [REDACTED] (the street where the development entrance and the majority of the new massing will lie), 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 onto **Shadwell Road**, a street consisting exclusively of small, owner-occupied, single-family homes with a strong community structure. This development is wholly out of character with the established residential setting:

- **Transient Use vs. Settled Community:** The short-term, high-turnover nature of the C1 use means up to 18 transient occupants will constantly come and go, introducing a commercial use into a purely residential environment.
- **Noise and Disturbance:** Increased late-night and early-morning noise, including slamming car doors, luggage handling, and associated anti-social behaviour, will directly and detrimentally affect the residents of Shadwell Road, particularly those immediately adjacent to the development.
- **Erosion of Community:** The proposal offers **no benefit** to the local community and continues a worrying trend towards reducing this sought-after residential area to a transient, tourism-oriented centre, undermining the quality of life for long-term residents.

2. Unacceptable Parking and Highway Safety Issues

The development is car-free but fails to acknowledge the high dependency on vehicle access in this unique location, leading to unmanageable parking stress and safety risks:

- **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, and partially on pavements.
- **Increased Vehicle Volume:** The proposal could generate demand for up to 9-18 additional cars/vehicles (guest drop-offs, maintenance, 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.

- **Dangerous Junction:** The increased traffic and parking on an already dangerous junction will compromise highway safety for residents, shoppers, and most importantly, **children accessing Gloucester Road** from our and neighbouring streets.

3. Impact on the Viability of Gloucester Road Shops

The viability of the cherished, world-famous independent traders on Gloucester Road will be negatively affected:

- **Loss of Access:** This side of Gloucester Road relies on Shadwell Road for quick drop-offs and pick-ups for shoppers. The new traffic and parking congestion created by the Apart-Hotel will severely limit this vital access.
- **Retail Vulnerability:** Given the retail sector's current challenges, limiting quick-stop access will directly affect the viability of already marginally viable shops, potentially leading to increased vacancies.

4. Relevant Precedent and Local Housing Context

This type of short-term rental conversion is often resisted due to the negative impact on residential character and housing stock. Many urban local authorities are now introducing strict policies to protect residential amenity and local housing supply from similar transient accommodation uses. While not a direct precedent, these widespread resistance efforts underline the generic harm that C1 Apart-Hotels can inflict on highly-pressured residential areas, a situation which is already **extreme in Bristol**.

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 shopping centre. We would welcome a scheme that provides longer-term accommodation suitable for families.

Yours faithfully,

George Grace

