

**From:** [REDACTED]

**Sent:** 09 December 2025 17:43

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

**Subject:** Formal and Strong Objection to Section 62A Planning Application: S62A/2025/0137 - 72-74 Gloucester Road, Bristol, BS7 8BF

Dear 62A Applications Team,

**Application reference number: S62A/2025/0137**  
**Proposed development at 72-74 Gloucester Road, Bishopston, Bristol, BS7 8BF**

I am strongly objecting to Application ref S62A/2025/0137 which is seeking planning permission for demolition of the rear annexe and delivery of 4 terrace PBSA houses with associated landscaping and other works.

The key message I would like to get across is consenting this development will not benefit any particular individual except for a private developer, whereas it will negatively impact the majority of residents on Shadwell Road, surrounding streets and local business owners almost daily, whilst fundamentally altering the established community nature of the street.

Character of local area

Whilst the official address is Gloucester Road, the site is essentially at the end of Shadwell Road, which is a street wholly comprising residential properties, (either homeowners or long-term renters) with a strong community feel. It is clear that the proposals are not in-keeping with this, as they will create a significant transient element which will weaken the established community.

The proposals are therefore in conflict with Paragraph 9 of the National Planning Policy Framework (NPPF) which state that planning decisions should take local circumstances into account, to reflect the character, needs and opportunities of each area.

They are also in conflict with paragraph 135(f) of the NPPF which state developments should not undermine community cohesion and resilience.

Quality of life

Shadwell Road suffers from significant parking pressures which create daily challenges for the permanent residents, particularly elderly people and young families, as well as essential home service providers such as plumbers, electricians and builders

Whatever the applicant's claims, it is inevitable that many users of the proposed properties will travel by car, which they are likely to park on Shadwell Road for

long periods of their stay. This will exacerbate the already significant challenges faced by permanent residents, for no public benefit.

The proposals are therefore in conflict with other parts of paragraph 135(f) of the NPPF which states that developments should not undermine the quality of life.

To be clear, I recognise there is a housing shortfall so would accept a residential development on the sight that provides permanent homes to people or a retailer that provides goods/services the local community. But the current proposal delivers no public benefit and significantly alters the profile of Shadwell Road, along with making the already daily parking pressures even worse, therefore impacting the existing residents' quality of life.

Please prioritise existing residents over one distant private developer by refusing this application and preserving the established community nature of Shadwell Road and our quality of life.

Yours sincerely,

Oliver Lowe

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