

**From:** [REDACTED]

**Sent:** 10 December 2025 09:24

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

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

From Elizabeth Pitcher

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To the 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 to a 9-unit Apart-Hotel (class C1).

This property is on the corner of Gloucester Road and Shadwell Road and, as such, this development would have a significant effect on Shadwell Road and its inhabitants. We have lived in [REDACTED] [REDACTED] and have major concerns with the proposed change and the effect on existing residents in Shadwell Road and the businesses on Gloucester Road.

Shadwell Road is a residential street consisting of terraced houses - either single family and a few rented multi occupier houses and there is a strong community structure. There is a need in the area for more affordable housing for families but we cannot see a need for an Apart-Hotel which would be wholly out of character with the established residential setting. A development of a smaller number of long term residential flats/apartments would be much more in keeping and provide what is needed.

#### 1. Severe Impact on Residential Amenity and Local Character:

**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: It is inevitable that many users of the Apart-Hotel would bring cars. The

**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. It is worth noting that the application says there are currently 62 vehicle movements associated with the commercial use but there was very little traffic associated with the bank or with the current commercial use.

**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. The street is a busy road with people parking for an hour or two to visit the shops and have a coffee with their friends. This is partly possible because local residents use their cars to go to work elsewhere in the morning and return in the evening. This kind of parking is vital to the livelihood of the Gloucester Road retailers, and without this the reality is that many would go out of business.

## 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.

Elizabeth Pitcher

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