

**From:** [Gayle Tate](#)  
**To:** [Section 62A Applications Non Major](#)  
**Subject:** Formal & Strong Objection to Section 62A Planning Application S63A/2025/0137 - 72-74 Gloucester Road BS7 8BF  
**Date:** 09 December 2025 12:01:51

---

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Applications Team

I am writing to formally object to the planning application ref: S62A/2025/0137 for the partial use and extension at 72-74 Gloucester Road, Bristol BS7 8BF.

I have lived on [REDACTED], [REDACTED] [REDACTED]. My objection is based on the following severe conflicts with the Development Plan and established material planning considerations.

### **Severe Impact on Residential Amenity & Local Character**

The proposed nine unit Apart Hotel (Class C1) will front onto Shadwell Road, which is a road consisting exclusively of small owner occupied, single family homes with a strong community structure. This development is wholly out of character with this established residential setting.

- Transient Use v Settled Community - The high turnover and short term nature of the C1 use means that 18+ transient occupants will constantly be coming and going, introducing a commercial use to a purely residential environment
- Noise & Disturbance - Increased noise at all times of the day and night associated with arrivals / departures and the users of the facility's comings and goings while they enjoy the social life of Bristol. This inevitably leads to anti social behaviours.
- Community Erosion - At a time when community is essential to the good of the city and its neighbourhoods, this development goes out of its way to undermine all that is good in the area

### **Unacceptable Parking / Road Safety / Highway Issues**

The development is selling itself as "car free" but realistically this will not be the case. The majority of the development's customers will arrive by car / van, there is NO designated parking taken into consideration for this development

- Shadwell Road is a one way street leading down to Gloucester Road and is and has been suffering from the consequences of residential parking schemes in neighbouring areas, with vehicles being parked for days / weeks / months in the road, and on many occasions requiring the residents to report abandoned cars.
- Because of the narrowness of the road, cars have to park on the pavement edges to allow larger vehicles to drive down the road
- Due to lack of traffic wardens there are cars constantly parked on

the double yellow lines on both sides of Shadwell Road in front of 72-74 Gloucester Road property

- This proposal could generate regularly up to 18+ additional vehicles on Shadwell Road to accommodate the customers, cleaners, deliveries, etc
- The development abutts a dangerous junction, which due to poor signage already has vehicles travelling the wrong way up Shadwell Road. It is very difficult to exit Shadwell Road onto Gloucester Road, a very busy and key thoroughfare, at the best of times and pedestrians, particularly children using Gloucester Road to get to the local schools.

### **Impact on Gloucester Road**

- The impact on businesses, retail and hospitality, on the well reknown Gloucester Road will be decimating, deterring customers from utilising these facilities and destroying a community / neighbourhood
- This in turn will have a huge negative effect on BRISTOL and its image of a city of small community led neighbourhoods

I urge the Planning Inspectorate to reject this application S62A/2025/0137 to protect the residential amenity of Shadwell Road, the retail and hospitality vitality of Gloucester Road. Bristol should be considering, in line with government proposals, longer term housing for families.

Gayle Tate

