

From: Councillor Serena Ralston [REDACTED]
Sent: 18 December 2025 16:00
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Cc: Development Management <development.management@bristol.gov.uk>
Subject: 36 Hampton Park Bristol BS6 6LH 25/15245/PINS

Dear Sir or Madam

As ward councillor, I wish to object to application 25/15245/PINS (erection of a detached dwelling in the grounds of 36 Hampton Park) for the following reasons:

- The proposal is out of keeping with the character of the Whiteladies Road Conservation Area
- It represents development of garden land which is contrary to Local Plan policy
- Gardens are essential for amenity. As the climate changes and heatwaves become more prevalent, gardens are ever more important for human health. Clifton Down ward has no public open space and residents are dependent on private gardens for amenity
- Despite what the applicant says, development of the garden is likely to reduce biodiversity. At a time of increasing nature deficit in the UK, we can't afford to lose garden space, especially in cities. (The UK is one of the most nature-depleted countries on Earth([State of Nature 2023 - report on the UK's current biodiversity](#)))
- The proposal site appears to be cramped and sunken. There are likely to be limited levels of light for the proposed development which will mean poor quality accommodation for any future resident
- The proposal is for a one-bedroom studio property which will do little to contribute to Bristol's housing need. I am concerned that, rather than provide a permanent home, it would more likely be used for short-term lets such as an Airbnb – we already have an over-concentration of these types of properties in the ward (Please see [Bristol | Inside Airbnb](#)) These types of properties frequently cause anti-social behaviour issues for neighbours.

I note that two applications for very similar proposals at this site were refused and, in one case, dismissed at appeal. This application proposal is still out of keeping with the Conservation Area. For this and the reasons above, the benefits of the application do not outweigh the harm and the application should be refused.

Kind regards

Cllr Serena Ralston

Cllr Serena Ralston
Councillor for Clifton Down



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