

From: Linda Edwards [REDACTED]
Sent: Friday, May 10, 2024 4:07 PM
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Subject: 396 Hotwell Rd s62A/2024/009 and 24/01285/PINS

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Dear Sirs,

I write on behalf of the Clifton & Hotwells Improvement Society, a local amenity society. The Society objects strongly to the granting of this application for the following reasons:

- a. The property is overpriced.
- b. It has been marketed by a firm that is principally a letting agent rather than a selling one. This firm appears to have only 4 other properties for sale according to its website.
- c. Despite the fact that this property has not been sold after months, it has not been passed to other agents. It is not accepted that reasonable efforts have been made to sell it as a family home.
- d. Many, indeed most, residential properties in Clifton & Hotwells have no private parking and steep accessways and gardens. This doesn't apparently inhibit sales.
- e. Buses are available from Hotwells Rd to numerous parts of the city. There are also ferry services so lack of car parking is not an issue. There is level access on foot to local shops, restaurants, pubs and dentists.
- f. The application fails to comply with DM 2 and DM 31. A further HMO in the area would cause there to be a harmful concentration of HMOs.

This property should be retained as a family home. Such properties are much needed in the area. Please refuse this application.