

**DE Planning Ltd**

Section 62A Non Major  
Planning Inspectorate

By Email only

13 May 2024

Dear Sir / Madam,

**PLANNING APPLICATION S62A/2024/0039**  
**Change of use of dwelling to House in Multiple Occupation for up to 6 persons**  
**396 Hotwell Road, Bristol, BS8 4NU**

I refer to the above site. I would be grateful if the Inspector could have regard to the following comments in relation to the three letters of representation received in respect of this application.

Firstly, no response is made to the non material / non planning speculative or political comments.

The property is a recently renovated 5 bedroom dwelling and is still on the market at what is considered a fair market price and comparing this to properties of different condition, size or location or sales by auction or from a number of years ago is neither relevant or helpful. As already set out the property has been marketed as a family dwelling and has simply not sold. The reasons given / feedback received was not about price.

The referred to mitigation of existing road restrictions in respect of loading and unloading is to a Bristol Cabinet decision to approve the submission of an A4 Portway Strategic Corridor Outline Business Case (OBC) to the West of England Combined Authority (WECA). Our understanding is that this is precisely that and not an actual decision to undertake these minor amendments to the highway layout outside the application site as referred to. Even if the funding were allocated to the works suggested and the works carried out they will not alter the dwellings relationship to the frontage highway, stepped access or steep rear garden. In any event it is considered that these only potential future highway works are not a material consideration in respect of this application at this time.

As already set out the Sandwiching and Concentration assessment derives from Supplementary Guidance and while a material planning consideration it is not Development Plan policy. In the context of the applicant site, rather than maths, the main issue is whether this Article 4 driven change of use is reasonably likely to result in excessive noise or a harmful concentration of small HMOs in this very specific area. In this respect the representations received make no reference to existing problems associated with current local small HMOs.

While the comments made do not complain of existing noise problems there is reference to, and acknowledgement of the existing difficulties associated with bike and bin storage /

collection. This issue relates to all the properties here but provision of bike and bin storage facilities in association with any permission granted will be a requirement and therefore a reasonably controllable issue. This will actually help improve the management of this issue and remove the necessity or the practice of leaving bins or bikes on the pavement.

A refusal of planning permission will merely perpetuate vacancy.

I would be grateful if you could acknowledge receipt of this letter and confirm that it has been passed to the Inspector.

Yours sincerely

A black rectangular redaction box covering the signature of Dale Evans.

Dale Evans BA(Hons) Dip DBE MRTPI