

**From:** ABC Bristol [REDACTED]  
**Sent:** Sunday, May 12, 2024 10:18 AM  
**To:** Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>  
**Subject:** 396 Hotwell Road s62A/2024/0039 and 24/01285/PINS

You don't often get email from [REDACTED]

Dear Sir/Ma'am,

With apologies for the date on this; I have not been able to attend to emails this week due for personal reasons and had missed this application being raised by one of our member groups.

ABC is a cross Bristol group that works with over 16 Residents' Associations and Community Groups to support sustainable communities; our work has strongly focussed around the need to maintain family housing across Bristol at a time when there is high demand for HMOs and flat conversions which can adversely affect the mix and balance of communities.

We strongly object to the application at 396 Hotwell Road, this property was used successfully as a family home until 2017 and a strong demand remains for this type of property locally. The property has possibly failed to sell as it is not listed on any of the major online sales platforms (eg Rightmove, Zoopla, Prime Location), and the listing agent does not usually sell property. Given the VERY strong market conditions in the Clifton area, a property of this size and nature (even without parking and with a terraced garden and access on a main road) would be highly sought after by families; indeed given its location it could offer an affordable way to enter the local property market if marketed at the right value. It is noted that the property was bought in 2017 for £440,000, and a neighbouring property sold in 2022 for £440,100 so it appears the asking price is too high for the area. The house also appears to be in a well maintained condition, which would further improve its desirability for families.

By granting this licence, the property at 394 Hotwell Road would become sandwiched, which as recognised in the HMO SPD guidance would cause harm.

We would kindly ask that you seek to reject this application.

Kind regards,

Caroline Dix  
For ABC

## Action for Balanced Communities

*This communication has been sent on behalf of Action for Balanced Communities - Bristol*