

**From:** Ben Winstone [REDACTED]  
**Sent:** Monday, May 13, 2024 6:47 PM  
**To:** Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>  
**Subject:** Application: S62A/2024/0041 20 Conway Road

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Good evening.

I live on [REDACTED], and would like to make a formal object to the application S62A/2024/0041 at 20 Conway Road, BS4 3RF.

My objections to this application are based in the fact that the road (cul de sac) does not have capacity to accommodate such a high turnover and densely populated household. 7 people would set a precedence on behalf of Bristol City Council for the street.

More explicitly;

- A 7+ person HMP is considered excessive by the community on the street.
- There is no precedence for a HMO in 1930's style house this street.
- The street already accommodates a 4 person HMO student house opposite, but this is in a victorian style and no material change of construction was required. We expect this application to create a harmful concentration of HMOs within the immediate locality and risks sandwiching neighbouring properties.
- The road is a cut de sac with extremely limited scope for additional parking. In their proposal they state potential use of nearby Bloomfield road for overflow, but this is also consistently saturated. At full capacity the road does not have enough space to allow for cars to turn around, leading to potentially dangerous reversing out onto Bloomfield in order to exit.
- There are a number of disabled parking space either side of the property, and should be considered protected.
- This is a residential street primarily with single family occupancies and this move to a single large HMO erodes the character of the neighbourhood and community ethos. This is a recently establish neighbourhood watch area with a community ethos and a high turnover HMO in the middle of the street would erode that community ethos.
- 7+ people represents the equivalent to 2 residential families in one property which will increase the amount of recycling, wast, pollution and noise.
- 7+ people represents an increase in visitor numbers further impacting parking issues and challenges turning in the road.

I would highly encourage the council to consider the legal precedence this for the area and request a reduction in the size of this HMO.

Regards,

Dr Benjamin Winstone