

From: B Benker [REDACTED]
Sent: Friday, May 17, 2024 11:02 AM
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 (a cul de sac) does not have capacity to accommodate another HMO, given the pre-existing HMOs on the street. Further, no. 20 would sandwich between other HMO's, threaten hygiene facilities, parking and the 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, violating current legislation.
- 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.
- Further, the 'even numbered' side of the road has already half the parking space taken up by disabled bays and retrofitted driveways. Due to the height of the garden at no. 20, and for the vast majority of houses on that side of the road without a private driveway already installed, a private driveway would not be accommodated at this property and so the parking issues would be exacerbated.
- 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, waste, pollution and noise, in turn reducing hygiene of various kinds in the area.
- 7+ people represents an increase in visitor numbers further impacting parking issues and challenges turning in the road.
- I have concerns that such property investment companies create a risk of exploitation for vulnerable tenants such as students or low-income persons. This is already an ongoing concern and should not be indulged.
- Finally, an increase in HMO's means that local amenities are at risk short and long term. Local doctors are already severely over capacity, and without families the local schools will need to close.

I would highly encourage the council to consider the legal precedence this for the area and stop this becoming a HMO. At the very least, the numbers in this HMO should be severely capped.

Regards,
Dr. Benker